



FOR SALE
SB
SHERIDAN
BAILEY
PROPERTY
MIDLANDS



4 Forest Court, Birchencliffe, Huddersfield, HD2 2FY



Situated on the sought after Oaklands Heath development in Birchencliffe, and titled "The Warkworth," by the developer, this is a substantial executive style family home, offering spacious and well-presented accommodation over two floors, offering a wealth of contemporary, high-quality fixtures and fittings throughout.

Internally, the property briefly comprises; entrance hallway, lounge, open plan dining kitchen, utility room, cloakroom and family room to the ground floor and master bedroom with dressing area and en-suite, second bedroom with en-suite, two further double bedrooms, and house bathroom to the first floor.

Externally, a block-paved driveway provides off-street parking for two cars, adjacent to a lawned garden. A flagged pathway leads down the side of the property to a beautifully landscaped south facing rear garden with flagged patio, lawn, and lower garden area with steps, perfect for planting at all times of the year.

Offers in excess of £550,000





Entrance Hall

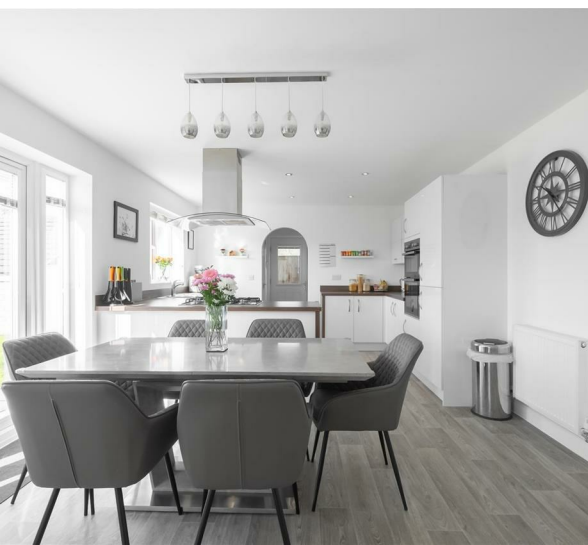
Composite and glazed front door opens into a welcoming Hallway, a light and airy space with ample space for cloaks. An open staircase with spindle balustrade rises to the first floor.

Living Room

Double doors from the Hallway open up into a spacious Living Room with feature bay window. Plenty of space for comfy double sofas and living room furniture. A lovely family space.

Kitchen /Dining

The Kitchen / Dining Room really is the heart of this Home. Here is a contemporary luxurious kitchen with a range of hi gloss matching wall and base units, a laminate work surface, and a 1.5 stainless steel sink and drainer. Integrated appliances comprise , a five-ring gas hob, and a double electric oven. There is also a dishwasher and a fridge freezer. The space is flooded with light from the PVCu window and the stylish PVCu French doors that open out from the Dining space onto the rear patio and garden space, perfect for entertaining on warm summer evenings. The Dining space will easily accommodate a 6 seater dining table and chairs. The Kitchen provides access to the utility room and contemporary 10 panel glazed double doors lead from the dining area to the homely family room. All in all, a lovely free flowing family space.



Family Room

The Family Room is usefully located off the Kitchen/Dining room. This room offers future owners a multitude of flexible accommodation options including a formal Dining Room, Home Office, Play Room, Games Room etc. Window to garden views.

Utility

The Utility room flows from the kitchen. There two spaces for appliances one of which has plumbing for a washing machine. A composite door leads out into the side aspect of the garden and an integral door leads into the double garage. Range of matching wall and base units and worktops over.

Downstairs WC

A partially tiled ground-floor WC with a wash basin and a WC. There is a PVCu privacy window to the rear elevation.

Staircase to first floor landing

Landing

A bright and airy landing extends into all four double bedrooms. A PVCu window to the front elevation allows ample natural light to illuminate the space. The landing provides access to the loft

Master Bedroom Ensuite

The Master Bedroom has a feature panelled wall and large window to the rear elevation enjoying an outlook over the rear garden and benefits from a dressing area with built-in mirrored wardrobes and a partially tiled en-suite boasting a contemporary three-piece suite compositing a w/c, wash-hand basin, and double walk-in shower.

Bedroom 2 with Ensuite

A real benefit to the this property is the 2nd Bedroom Ensuite. Positioned to the front of the property, Feature panelled wall and benefiting from mirrored built-in wardrobes. The Ensuite comprises a three-piece suite comprising a w/c, wash-hand basin with storage beneath and a double walk-in shower.

Bedroom 3

Good size double bedroom with rear garden views







Bedroom 4

Double Bedroom with rear garden views.

Family Bathroom

Partially tiled Family Bathroom comprises a contemporary four-piece suite comprising a w/c, wash basin, panelled bath and shower cubicle.

Outdoor Area

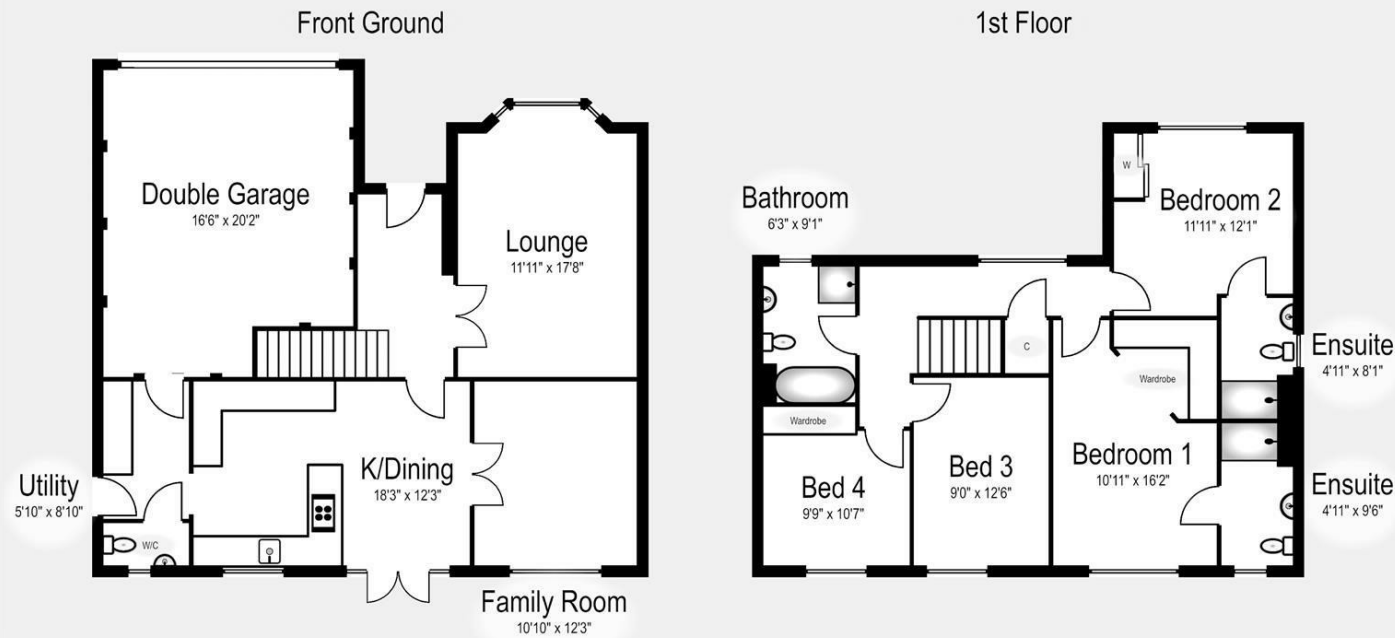
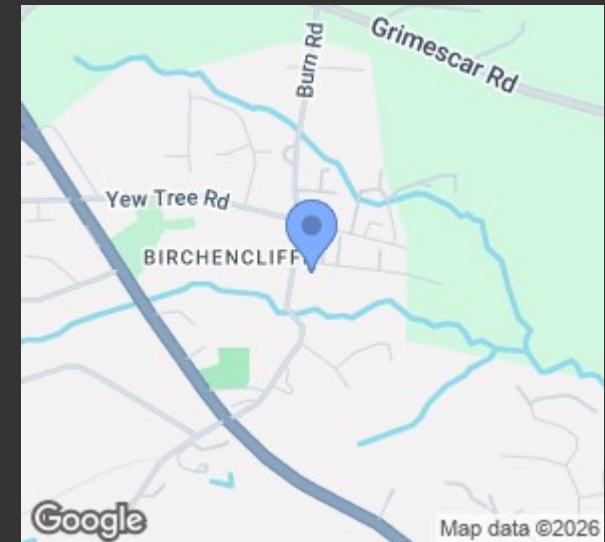
Located in a cul de sac position, the property benefits from a block-paved double driveway, a well maintained lawn and leads to an integral double garage providing useful storage space. A pathway leads down the side of the property to the rear garden.

The rear patio and gardens are simply stunning, with a large flagged patio area and a south facing garden, this space can be enjoyed at anytime of day and is not immediately overlooked. The lawned area is immaculate and the bottom of the garden is large planting area with steps down where there is space for a shed/storage.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



HD3 3BT
Internal - 1822ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



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