



Platnam Grove, Huddersfield, HD2
Huddersfield

Offers in the Region of
£395,000



Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Tucked away at the end of a peaceful cul-de-sac in the highly sought-after area of Birkby, this impressive four-bedroom detached property offers both privacy and outstanding curb appeal. Boasting four generously sized double bedrooms, the home provides ample space for growing families or those seeking versatile living.

At the heart of the property is a well-appointed kitchen diner, perfect for modern living and entertaining, while the spacious living room offers a comfortable and inviting setting for relaxation. The property is ideally positioned close to a range of local amenities, ensuring convenience without compromising on its tranquil setting.

The property features a private, enclosed garden complete with a raised decked area-ideal for relaxing or entertaining in a private and secluded setting.

This is a fantastic opportunity to acquire a beautifully positioned home in a desirable location.

Internal viewing is recommended.



Entrance Hallway

A composite door takes you into this charming property with a neutral carpet flowing throughout the ground floor. Benefitting from a walk in storage cupboard. Access to the living room, ground floor WC, and kitchen/diner. Stairs rise to the first floor accommodation.

Living Room

Double doors open up to the bright and welcoming living room. Two PVCu windows, one to the front and one to the rear along with PVCu patio doors provide an abundance of natural light.

Ground Floor WC

A spacious ground floor WC with vinyl flooring. Comprising of: a WC, a wash basin with tiled splash-backs and a PVCu privacy window to front aspect.

Kitchen/Diner

The hub of the home must be this large kitchen/diner. The kitchen has tiled flooring, matching wall and base units, laminate work surfaces and tiled splash-backs. Integrated appliances comprise of: an electric oven, a gas hob with stainless steel splash-back, a fridge/freezer, a dishwasher and 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. The spacious dining area easily fits a family dining table and two PVCu windows, one to the side and one to the front provides an abundance of natural light. Access to the utility.

Utility

A useful utility with tiled flooring, base units, laminate work surfaces and a stainless steel sink and drainer. There is one free standing space for a washing machine. A composite door leads out to the side.

Landing

Carpeted stairs rise to the spacious landing. Access to all bedrooms and house bathroom.





Bedroom One

A double bedroom with fitted wardrobes. PVCu window to side elevation. Access to en-suite.

En-Suite

A fully tiled en-suite comprising of: a WC, a wash basin, a large walk in shower with glass sliding door. Benefitting from a ceramic towel rail and PVCu privacy window to side elevation.

Bedroom Two

A second double bedroom with fitted wardrobes. PVCu window to rear aspect.

Bedroom Three

A third double bedroom with twin PVCu windows to front and side aspect.

Bedroom Four

A fourth double bedroom with PVCu window to front elevation.

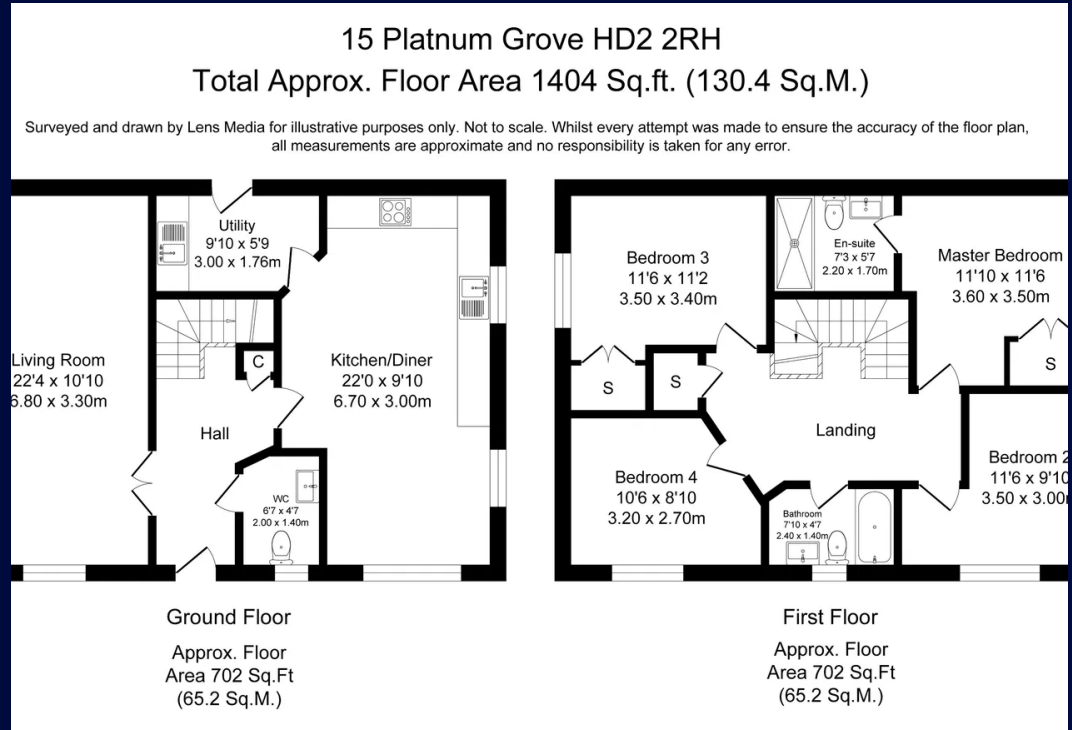
House Bathroom

A partially tiled house bathroom comprising of: a WC, a wash basin, a bath with overhead shower and glass screen and a ceramic towel rail. PVCu privacy window to front elevation.

Exterior

To the rear of the property is a large garden with a patio area, a lawn and an abundance of mature trees and shrubs, the perfect spot to entertain. To the front is a paved pathway to the front door with lawns to either side. A tarmac driveway (off-road parking for two/three cars) leads to a single detached garage.







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