

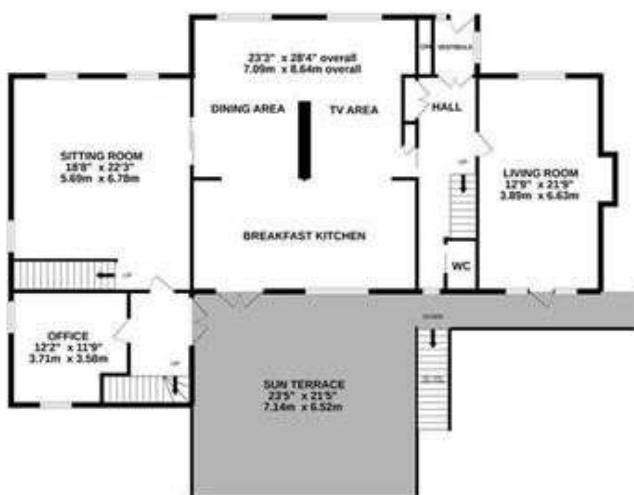


**Simon Blyth**  
ESTATE AGENTS

**BEECHFIELD ROAD, BIRKBY, HUDDERSFIELD, HD2 2XQ**

**OFFERS OVER £850,000**

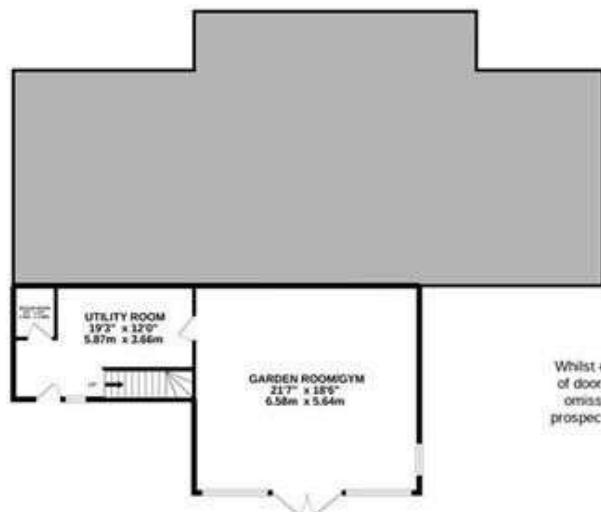
## GROUND FLOOR



## 1ST FLOOR



## REAR GARDEN LEVEL



**Total square footage 3500**

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## PROPERTY DESCRIPTION

Tucked away and hidden from view within private well-screened established gardens is this stylish and beautifully-appointed modern six-bedroom detached family home.

Available with vacant possession, the property offers a generous amount of versatile accommodation with a number of rooms and having Italian fitted furniture. There are two large reception rooms, a wonderful open plan living/dining/TV area with a German fitted kitchen, and a host of integrated appliances. In addition, there is a fitted office, downstairs w.c., entrance vestibule, and a hallway with a glass-panelled staircase. At a lower level there is a utility room and gym, both with direct access to the rear garden. The first floor has four bedrooms with master en-suite, a study and a bathroom. The second staircase leads to two further bedrooms with Jack-and-Jill en-suite. There is off-road parking for a number of vehicles, and gardens to the side and rear with the rear having a large sun terrace, a level lawn, and offering a good degree of privacy. There is aluminium double glazing, a gas central heating, alarm, and CCTV.

Beechfield Road is part of an attractive tree-lined crescent with central private tennis and bowling club, and just a short drive from Junction 24 of the M62 motorway.

## GROUND FLOOR

(5'7" x 5'3")

A composite door opens into the entrance vestibule. With aluminium sealed-unit double-glazed windows to either side of the door and to the side elevation. There are inset LED downlighters, tiled floor with underfloor heating and with Italian fitted furniture including cupboards and floor-to-ceiling cupboards. From here, there are twin-frosted glazed doors leading into the main entrance hall.

## HALLWAY

(21'9" x 6'3")

This has inset LED downlighters, a small galleried area, tiled floor with underfloor heating, aluminium sealed-unit double-glazed window and a glass panelled open-tread staircase rising to the first floor. From the hallway, access can be gained to the rooms as follows:

## DOWNSTAIRS W.C.

(5'5" x 3'3")

This has a sliding pocket door, aluminium sealed-unit double-glazed window, inset LED downlighters, tiled floor with underfloor heating, vanity cupboard and fitted with a suite comprising of the following: a rectangular wash hand basin mounted on a timber plinth with wall-mounted Hans Grohe monobloc tap, and a wall-hung w.c. with concealed cistern.

## OPEN-PLAN BREAKFAST, DINING AND TV AREA

(28'4" x 23'3" over all)

As the dimensions indicate this is a huge entertaining space split into three sections with aluminium sealed-unit double-glazed windows to the rear elevation with adjacent French doors. To the front elevation there are two aluminium sealed-unit double-glazed picture windows all of which fill this area with an abundance of natural light. There are numerous inset LED downlighters, numerous ceiling light points, concealed LED lighting, and tiled flooring with underfloor heating. Between the dining area and TV area there is a doubleended fireplace with a liquid gas fire. To the TV area there is a recessed flat-screen Panasonic TV and sound bar. The kitchen is fitted with a stylish range of grey wood-effect handle-less base and wall cupboards. There are contrasting white gloss handle-less cupboards, and overlying granite worktops and

splashbacks. There is display shelving with LED back lighting, and an inset sink with Quooker chrome monobloc tap giving instant boiling water. There are a bank of Neff ovens including twin electric fan-assisted steam and combi ovens, together with two warming drawers. There are twin integrated fridges, twin integrated freezers, integrated dishwasher and a large island unit which, once again, has granite worktops. There is an extended L-shaped timber-effect breakfast bar, extractor hood, Neff induction hob, AEG wok, pan drawers, a storage cupboard, waste bins and an urban cultivator beneath.





## LIVING ROOM

(21'9" x 12'9")

A well-proportioned principal reception room with aluminium sealed-unit double-glazed windows to the front elevation and aluminium sealed-unit double-glazed windows to the rear elevation, with central door. These provide a lovely aspect over the property's private and well-screened rear garden with views beyond over Grimescar Woods. There are inset LED downlighters, a central heating radiator and a recessed fireplace which has been utilised as a flat-screen TV placement with fitted Italian floating cupboards beneath.

## SITTING ROOM

(23'3" x 18'8" over all)

With aluminium sealed-unit double-glazed windows to both front and side elevations, there is tiled flooring, three central heating radiators, fitted Italian furniture including floor-to-ceiling cupboards, a floating storage unit and display shelving. To one side a staircase rises to bedrooms five and six, and a door gives access to the rear lobby.



## REAR LOBBY

With tiled flooring, a staircase to rear garden level, and aluminium double-glazed French doors giving access to the sun terrace. There are inset LED downlighters, and to one side a door leads to the office.

## OFFICE

(12'2" x 11'9")

With dual-aspect aluminium sealed-unit double-glazed windows, and with the rear looking out onto Grimescar Woods. There is a ceiling light point, inset LED downlighters, central heating radiator, and having stylish Italian fitted furniture including floating drawers, cupboards, and book shelving.



## REAR GARDEN LEVEL

### UTILITY ROOM

(19'3" x 12'0" over all)

This has an aluminium sealed-unit double-glazed door giving access to the rear garden and adjacent window. There is a ceiling light point, fitted base and wall cupboards, a worktop with inset single drainer, stainless steel sink with chrome monobloc tap, undercounter space for washing machine and dishwasher. A boiler room houses a Worcester gas-fired central heating boiler and a water storage cylinder. At the far end of the utility room a door gives access to the garden room/gym.

### GARDEN ROOM/GYM

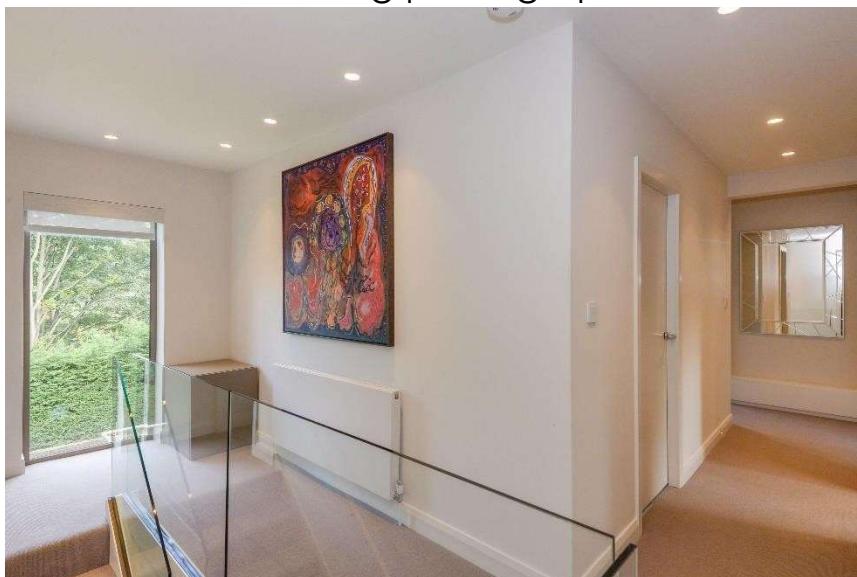
(21'7" x 18'6")

This has inset LED downlighters, numerous plug sockets, and grey timber-effect flooring. To the rear elevation there are two aluminium sealed-unit double-glazed picture windows which are floor-to-ceiling in height together with central French doors and a further window to the side elevation all of which flood this area with natural light.



### FIRST FLOOR LANDING

With an aluminium sealed-unit double-glazed window to the rear elevation and views across to Grimescar Woods, there is a small galleried area and aluminium double-glazed window to the front elevation, inset LED downlighters, central heating radiator and glass panelled balustrade and LED lights to the skirting boards. From the landing, access can be gained to the rooms listed beneath the following photograph.



## BEDROOM ONE

(12'9" x 12'3")

This double room is situated to the rear of the property and has an aluminium sealed-unit double-glazed window looking out across the garden with views beyond over Grimescar Woods. There are inset LED downlighters, a central heating radiator, a fitted bed head with display shelving to either side, two wall light points and fitted Italian furniture including a dressing table and shelving.



## EN-SUITE BATHROOM TO BEDROOM ONE

(11'3" x 8'8" maximum)

Having inset LED downlighters, extractor fan, frosted aluminium double-glazed window, mirror-fronted vanity cupboards, tiled floor, part-tiled walls and chrome heated towel rail. The room is fitted with a suite comprising double-ended bath with tiled side panel and Hans Grohe tap with separate hand spray, Duravit wash hand basin mounted on a plinth with chrome towel rail and Hans Grohe tap over, wall-hung w.c. with concealed cistern, and large tiled shower cubicle with glass door and fixed shower rose together with separate hand spray.



### **BEDROOM TWO**

(13'0" x 11'5")

A double room with aluminium double-glazed windows and enjoying a similar aspect to that of bedroom one. There are inset LED downlighters, two ceiling light points, central heating radiator, fitted bed head which spans one end of the room, and fitted Italian floor-to-ceiling wardrobes.

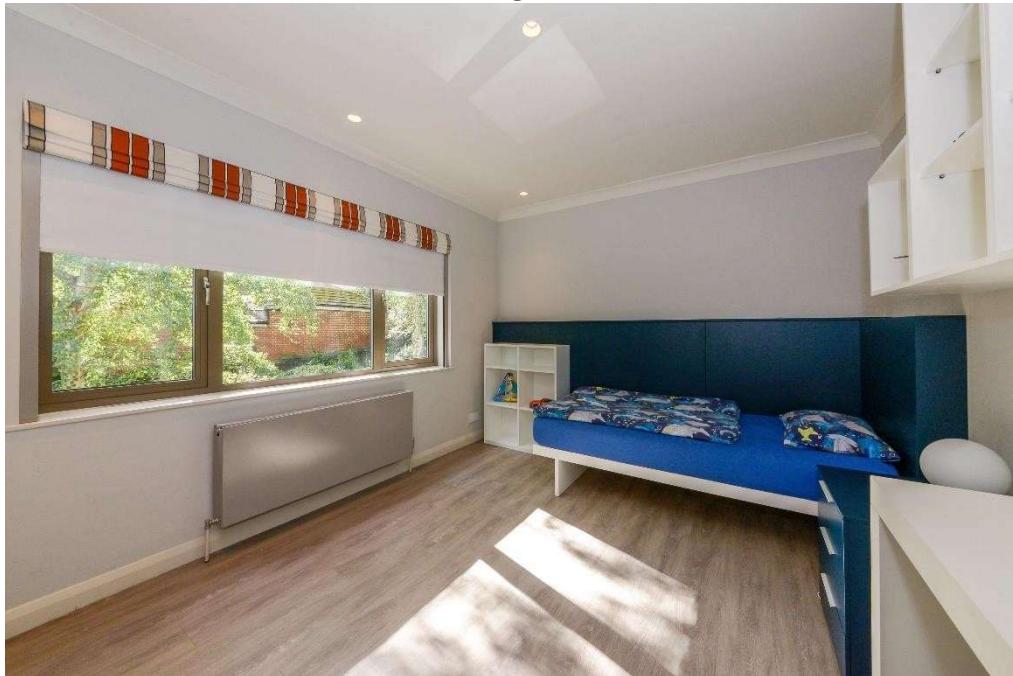


### **BEDROOM THREE**

(13'0" x 10'2")

Again, a double room with an aluminium sealed-unit double-glazed window looking out to the front. There are inset LED downlighters, ceiling coving, central

heating radiator, fitted display shelving, fitted desk with drawers, and Italian fitted floor-to-ceiling wardrobes.



#### **BEDROOM FOUR**

(11'0" x 10'4")

With an aluminium sealed-unit double-glazed window looking out across the rear garden with views across to Grimescar Woods. There are inset LED downlighters, ceiling coving, a ceiling light point, fitted shelving and Italian fitted floor-to-ceiling wardrobes.



### STUDY

(6'9" x 6'7")

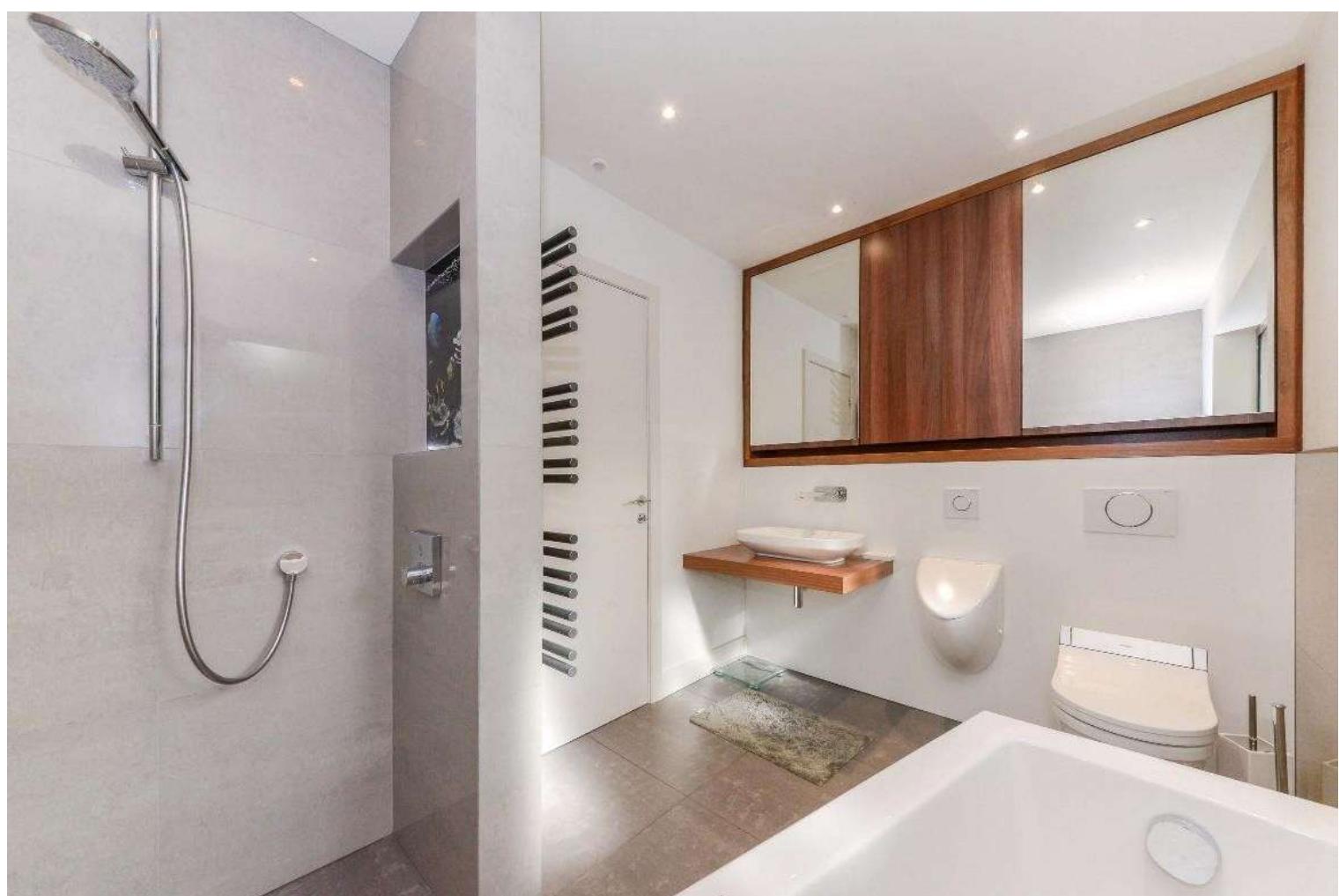
With ceiling light point, central heating radiator, and an aluminium sealed-unit double-glazed window.

### FAMILY BATHROOM

(6'8" x 9'6")

There is a frosted aluminium sealed-unit double-glazed window, inset LED downlighters, extractor fan, tiled floor, part-tiled walls, and mirror-fronted vanity unit. The bathroom is fitted with a Duravit suite comprising panelled bath with Hans

Grohe tap and separate hand-spray, wash basin mounted on a timber plinth with Hans Grohe chrome tap over, wall-hung w.c. with concealed cistern, wall-hung urinal, and wet area with chrome shower fitting.



## REMAINDER OF FIRST FLOOR

The remaining first floor accommodation is accessed from a staircase from the sitting room. This leads to a landing which has a Velux double-glazed window, and provides access to the following:-

### BEDROOM FIVE

(12'0" x 11'0")

A double room with a central heating radiator, ceiling light point and Velux double-glazed window. To one side a door gives access to a Jack-and-Jill ensuite.

### EN-SUITE TO BEDROOM FIVE

(9'4" x 7'7")

This room has a Velux double-glazed window, ceiling light point and fitted with a shower, wash basin, and w.c. It interconnects with bedroom six.

### BEDROOM SIX

(12'6" x 10'0")

With Velux double-glazed window, ceiling light point and central heating radiator.

## OUTSIDE

## PARKING

The property is approached through a five-bar timber gate onto a gravelled driveway which provides off-road parking for a number of vehicles.



### **GARDENS**

To the front of the property there are mature trees and shrubs, a crushed blueslate border, outside cold-water tap, outside power points, and outside lighting.

To the far side there is a lawned garden, children's play area, and once again, is screened by mature trees and shrubs. There is a gravelled pathway which leads to a walkway with a glass panelled brushed stainless-steel balustrade. This continues across the living room and gives access to the sun terrace.

### **SUN TERRACE**

**(23'5" x 21'5")**

This, again, is bordered by a glass-panelled and brushed stainless-steel balustrade. There is a resin floor, outside cold-water tap, outside lighting and, from here, there is a lovely aspect over the property's well-screened garden and with Grimescar Woods in the distance. To one side of the sun terrace there are steps leading down to a level garden which is overlooked by the gym. This is predominantly lawned and screened by conifers together with planted beds.

BEECHFIELD ROAD, BIRKBY, HUDDERSFIELD, HD2 2XQ







## ADDITIONAL DETAILS

### CENTRAL HEATING

The property has a gas central heating system.

### DOUBLE GLAZING

The property has aluminium sealed-unit double-glazing.

### SECURITY

The property has a security alarm and CCTV.

### DIRECTIONS

Proceed out of Huddersfield up New North Road and on reaching the traffic lights continue straight ahead onto Edgerton Road. Continue until reaching the traffic lights by the Cavalry Arms public house. At the lights, turn right onto Birkby Road. Continue down the hill passing the Nuffield Hospital and

then turn left onto Beechfield Road passing the private tennis and bowls club on the right-hand side where number 14a will be hidden from view in the top left-hand corner.

### VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878.

### BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.



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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm  
Saturday – 9am to 4:30pm  
Sunday – 11am to 4pm

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# Simon Blyth

ESTATE AGENTS

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## OFFICE OPENING TIME

7 DAYS A WEEK

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Sunday - 11:00 to 16:00



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