



88 Burn Road, Birchencliffe, HD2 2EG
Huddersfield

Offers in the Region of
£379,000



Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Property Reference - CR1528

An Exceptional Three-Bedroom Detached Home

Constructed just three years ago by Harron Homes to their highly regarded Alderton design, this immaculately presented three-bedroom detached property offers stylish, contemporary living in a sought-after residential location. Finished to an excellent standard throughout and benefitting from high-quality fixtures and fittings, the property is ready for immediate occupation and is ideal for families, professional couples and downsizers alike.

Occupying an enviable position with fantastic views to the rear, the home boasts a generous rear garden, driveway parking for two vehicles, a single garage and a fitted alarm system. Internally, the accommodation is beautifully presented and includes a modern open-plan kitchen diner, spacious living room, utility room, downstairs WC, three well-proportioned bedrooms, en-suite facilities and a contemporary house bathroom.

Entrance Hall

A composite front entrance door opens into a welcoming entrance vestibule featuring attractive panelled wall detailing. Access is provided to the living room.

Living Room

A stylish and well-proportioned reception room featuring quality laminate flooring, a contemporary panelled feature wall with television mounting point, modern wall lighting and a central ceiling light fitting. A window to the front elevation fitted with blinds allows excellent natural light into the room. A staircase rises to the first floor, whilst an internal door leads through to the kitchen diner.

Kitchen Diner

The heart of the home is this impressive open-plan kitchen dining space, fitted with a comprehensive range of modern grey wall and base units complemented by grey laminate work surfaces and porcelain tiled flooring. Integrated appliances include an induction hob with extractor canopy above, electric oven, fridge freezer and dishwasher, together with a stainless-steel sink and drainer. The dining area comfortably accommodates a family dining table and is enhanced by a contemporary pendant light fitting. Access is provided to the adjoining utility room.





Utility Room

Fitted with matching wall and base units, the utility room provides additional storage and worktop space together with plumbing for a washing machine. A composite rear entrance door provides access to the garden, whilst an internal door leads to the downstairs WC.

Downstairs WC

Appointed with a low-flush WC and wash hand basin, complemented by partial wall tiling and porcelain tiled flooring.

First Floor Landing

Providing access to all bedrooms and the house bathroom, together with a loft access hatch.

Master Bedroom

A generous double bedroom featuring luxury cream fitted carpeting, attractive panelled feature wall and a window to the front elevation. The room benefits from fitted wardrobes with contemporary glazed doors and provides access to the en-suite shower room.

En-Suite Shower Room

A fully tiled en-suite fitted with a corner shower cubicle, wash hand basin and low-flush WC. A privacy window to the front elevation allows natural light whilst maintaining discretion.

Bedroom Two

A spacious double bedroom enjoying pleasant views over the rear garden through a window to the rear elevation.

Bedroom Three

A versatile third bedroom which could serve equally well as a generous single bedroom, nursery or home office. A window overlooks the rear garden and surrounding views.





House Bathroom

Beautifully presented and fully tiled, the bathroom comprises a panelled bath, wash hand basin and low-flush WC. Ceramic tiled flooring and a privacy window to the side elevation complete the room.

Rear Garden

To the rear of the property is a substantial enclosed garden featuring a generous lawned area and patio seating space, ideal for outdoor entertaining and family enjoyment. Timber fencing forms the boundary, whilst the elevated position affords fantastic far-reaching views beyond.

Garage & Parking

The property benefits from a single garage with up-and-over door, together with a driveway providing off-street parking for two vehicles.







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