



Simon Blyth
ESTATE AGENTS

21 Prince Wood Lane, Birkby, Huddersfield, HD2 2DG

PROPERTY DESCRIPTION

An impressive stone built double fronted executive detached family house situated within a cul de sac at the end of a private drive and standing within large gardens which border fields and woodland.

The property stands in just over 0.4 of an acre, with parking and detached double garage to the front and gardens laid out to the side and extending across the rear. A fabulous semi-rural location, yet just minutes from Junction 24 of the M62 and neighbouring Lindley's shops, restaurants and bars.

The accommodation is served by a gas central heating system, roof tubes providing additional hot water and uPVC double glazing. Comprising to the ground floor, reception hall, downstairs w/c, living room, large garden room with windows to 4 elevations, dining room, study, fitted kitchen with snug/dining area off and utility room. First floor landing leading to 4 fitted bedrooms with master en-suite and family bathroom.

Offers Around £750,000

GROUND FLOOR

RECEPTION HALL

Measurements- 11'5" x 12'5"

With composite panelled and frosted double glazed door with adjacent arched uPVC double glazed window, there are two ceiling light points, ceiling coving, oak effect laminate flooring, central heating radiator, wall light point and a spindled return staircase rising to the first floor with useful storage cupboard beneath. From the reception hall access can be gained to the following rooms: -



DOWNSTAIRS W.C

Measurements- 4'0" x 3'2"

With frosted uPVC double glazed window, central heating radiator, tiled walls to dado height, oak effect laminate flooring, ceiling light point and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

LIVING ROOM

Measurements- 23'7" x 13'6" maximum

A generous reception room with uPVC double glazed windows to the front and side elevations together with aluminium double glazed sliding patio doors giving access to the garden room. There are two ceiling light points, ceiling coving, three wall light points, two central heating radiators and as the main focal point of the room there is a feature fireplace with Adam's style fire surround with marble inset and home to a coal effect gas fire resting on a marble hearth. To one side there are twin timber and leaded glazed doors giving access to the dining room.



GARDEN ROOM

Measurements- 20'0" x 18'0" maximum

This spacious reception room has been designed to take full advantage of some wonderful views over the property's large gardens and woodland beyond. There is a pitched beamed ceiling with ceiling spotlight, uPVC double glazed windows to four elevations together with French doors opening onto the garden. There is oak effect laminate flooring, two central heating radiators, gas wall heater and fitted cupboards.



DINING ROOM

Measurements – 11'6" x 11'0"

This can be accessed from the reception hall or living room and has uPVC double glazed windows looking out over the rear garden and with wonderful, wooded aspect beyond. There is a ceiling light point, ceiling coving and central heating radiator.



STUDY

Measurements – 10'0" x 6'2"

With uPVC double glazed windows, ceiling light point, central heating radiator, oak effect laminate flooring and range of fitted furniture including display shelving, bookshelves and desk with drawers beneath.

KITCHEN

Measurements- 10'9" x 9'8"

This has uPVC double glazed windows which once again enjoy a lovely aspect over the rear garden with woodland beyond, there are inset ceiling spotlights, tiled floor which continues through into the dining/snug area and fitted with a range of matt cream shaker style base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting overlying timber effect worktops with tiled splashbacks. There is an inset one and a half bowl single drainer sink with waste disposal, with mixer tap, AEG four ring gas hob with a Neff extractor hood over, Neff electric fan assisted oven, Neff combi oven, AEG integrated dishwasher, carousel unit. At the side of the kitchen there is a dining/snug area.



DINING SNUG

Measurements- 13'4" x 10'3"

This has a continuation of the tiled floor from the kitchen, there are inset ceiling spotlights, central heating radiator, uPVC double glazed window to the side elevation and uPVC double glazed French doors to the rear opening onto a stone flagged sun terrace. There are fitted wall cupboards, worktop with wine rack beneath and housing for a wine cooler and as the main focal point of the room there is a 'little thurlow' multi fuel stove.



UTILITY ROOM

Measurements- 18'8" x 6'9"

This has a uPVC double glazed window together with composite and frosted double glazed door leading out to the side of the property. There are two ceiling light points, tiled floor, fitted base and wall cupboards, inset single drainer stainless steel sink, plumbing for automatic washing machine, central heating radiator and wall mounted Vaillant gas fired central heating boiler.

FIRST FLOOR

LANDING

With uPVC double glazed windows, ceiling light point, loft access and central heating radiator. From the landing access can be gained to the following: -

BEDROOM ONE

Measurements- 16'0" x 13'9"

A generous double room which has uPVC double glazed windows, ceiling light point, central heating radiator, two wall light points and fitted furniture including floor to ceiling part mirror fronted wardrobes, dressing table, fitted bedhead and bed side tables. To one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 11'9" x 7'2"

With uPVC double glazed windows, inset ceiling downlighters, part tiled walls, shaver socket, two heated towel rails, tiled floor and fitted with a suite comprising vanity unit incorporating wash basin with monobloc tap, low flush w.c and walk in shower with curved glazed shower screen and electric shower fitting.



BEDROOM TWO

Measurements- 9'4" x 9'7"

With uPVC double glazed window, ceiling light point, central heating radiator and two fitted wardrobes.



BEDROOM THREE

Measurements- 13'6" x 9'4"
With dual aspect uPVC double glazed windows enjoying views over the gardens and woodland beyond, there is a ceiling light point, central heating radiator and having fitted part mirror fronted wardrobes.



BEDROOM FOUR

Measurements- 8'8" x 5'0"
This is situated adjacent to bedroom three and enjoys a similar aspect through uPVC double glazed window. There is a ceiling light point, central heating radiator and fitted mirror fronted wardrobe.



FAMILY BATHROOM

Measurements- 11'9" x 6'9"

With a frosted uPVC double glazed window, inset ceiling downlighters, part tiled walls, Louvre door cylinder cupboard, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, there are fitted cupboards above together with mirror and pelmet downlighting, low flush w.c and panelled bath with glazed shower screen and mixer tap incorporating hand spray.



OUTSIDE

PARKING

The property is situated at end of a private drive and has a tarmac parking area in front of the house for a number of cars as well as providing access to a detached stone built double garage.



DOUBLE GARAGE

Measurements- 19'6" x 19'5"

With an electric sectional door, timber and glazed window to the side elevation with an adjacent timber and glazed courtesy door. There is power and light.

GARDENS

To the front of the property there is rockery with planted trees, flowers and shrubs with a small, screened seating area to the front of the utility room. To the left-hand side of the property there is flagged pathway, gravelled area with raised timber beds, planted trees and shrubs together with a lawn running across the rear of the garage and continuing down to the rear garden. The rear garden is predominantly lawned together with an Indian stone flagged patio and raised sun terrace which can be accessed from the snug. There are planted trees, flowers and shrubs together with a dry-stone wall border and a further area of garden which continues to the beck and this area has gravelled pathways, rockeries, planted trees and shrubs bordered by a dry-stone wall.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Roof tubes- These were installed by smart energy system, and these provide the property with additional hot water

Property tenure –Freehold

Council tax band – G

Directions- Using satellite navigation then the postcode HD2 2DG

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

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