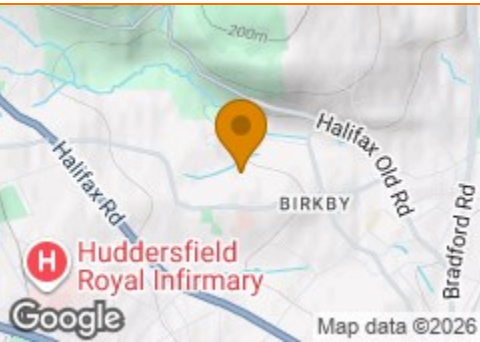
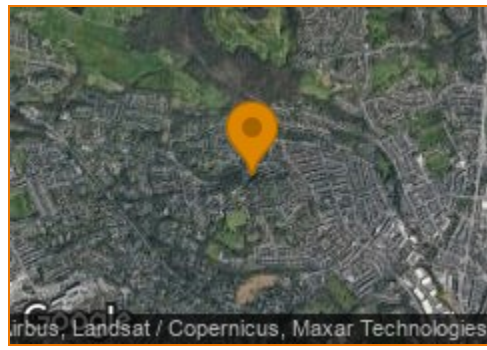


# BOULTONS

Terrain Map



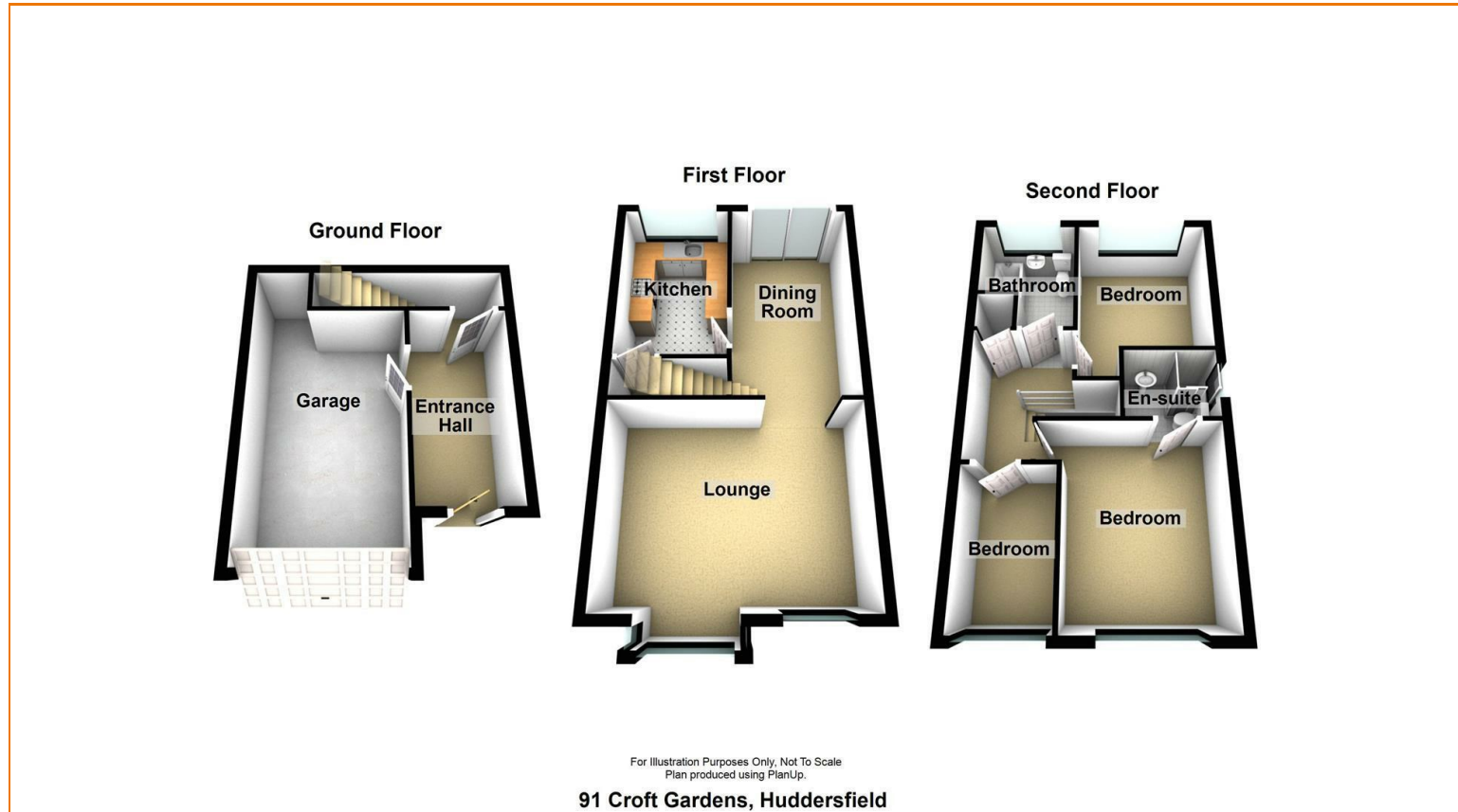
Hybrid Map



Terrain Map



Floor Plan



## Croft Gardens

Birkby, Huddersfield, HD2 2FL

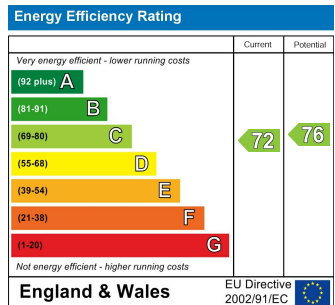
Offers Around £284,999



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



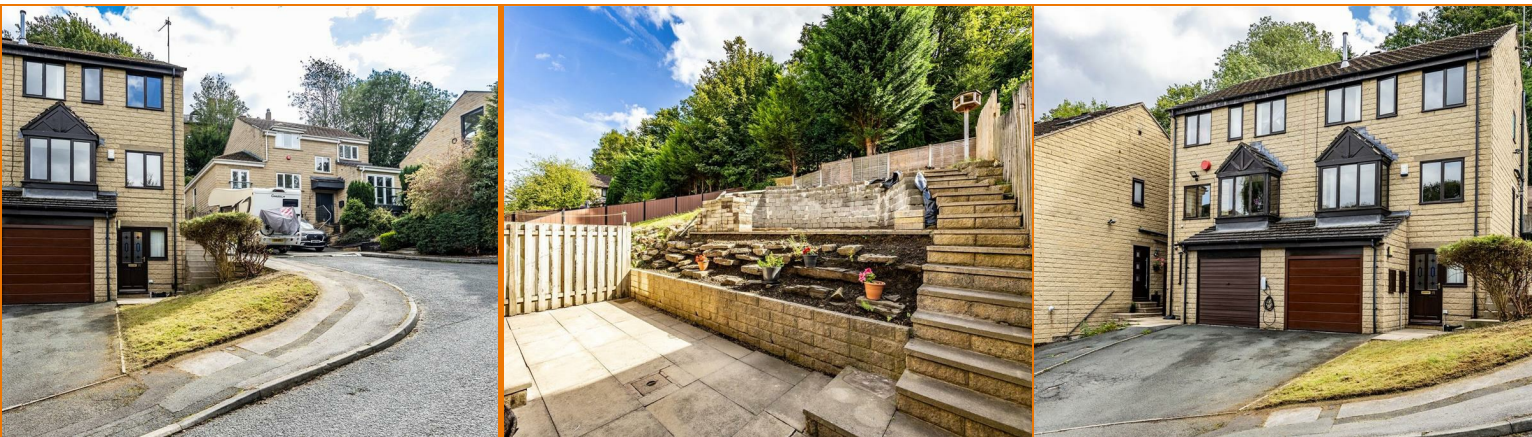
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# Croft Gardens

Birkby, Huddersfield, HD2 2FL

Offers Around £284,999



\*\*\* AT THE TOP OF A POPULAR CUL-DE SAC \*\*\*  
PLEASANT TUCKED AWAY POSITION \*\*\* YET CLOSE  
TO ABUNDANT LOCAL AMENITIES AND THE M62  
MOTORWAY NETWORK \*\*\*

A MOST SPACIOUS three bedroom (master with en-suite) MODERN semi detached house set out over three floors. Located in a regarded and convenient cul-de-sac, well placed for access to Huddersfield and the M62. The property also enjoys garden as well as a driveway, integral garage, utility room, a fitted kitchen, two reception rooms, and a family bathroom. Well presented and well appointed with scope to make your own mark and grow alongside this excellent family home.

Certainly worthy of a personal inspection.

## ACCOMMODATION

### GROUND FLOOR

#### UTILITY ROOM

12'4" x 6'2"

With a Worcester combination boiler, base level cupboard storage with worktops which incorporate a stainless steel inset sink and drainer with mixer tap, plumbing or a washing machine and provision for a drier. The room is accessed via a traditionally styled door and there is a timber framed double glazed windows adjacent. There are part tiled splashbacks around the works are there is a column style radiator, a door leading to the staircase which rises to the first floor accommodation and an internal door leading to the garage.

#### GARAGE

18'2" x 9'8"

With a remotely operated electric door, a tap, power and light, column style radiator and a useful additional storage space under the stairs.

### FIRST FLOOR

#### LOUNGE

16'4" x 12'5"

With a timber framed double glazed box style bay window and a second timber framed double glazed window, both of which which enjoy the attractive wooded aspect. The focal point for the room is a traditional gas fire within a Portugales style limestone surround with matching hearth. There is decorative coving, an attractive accent wall and a column style radiator.

#### DINING ROOM

11'9" x 8'3"

With double glazed, aluminium framed sliding patio doors to the rear elevation allowing easy access to the garden/patio. There is decorative coving, a column style radiator and an attractive engineered wood floor covering.

#### KITCHEN

11'8" x 7'6"

Fitted with a range of wall and base units with solid natural wood doors, integrated fridge and separate freezer, hob, oven and integrated dishwasher. There are complementary working surfaces which incorporate a one and a half bowl inset sink unit in a composite design with mixer tap and part tiled splashbacks. To the rear elevation is a timber framed double glazed window and the floor covering is an extension of the natural wood flooring. There is also a column style radiator and access to the ground floor accommodation.

#### BEDROOM 1

12'7" x 10'2" average

Fitted with a range of contemporary bedroom furniture including double and two single wardrobes, matching drawers and cupboards, display shelves and fitted mirrors. There are two timber framed double glazed

windows to the front elevation enjoying the attractive wooded aspect, column style radiator, coving and an internal door leading to the en suite.

#### EN SUITE SHOWER ROOM

6'0" x 4'9"

A contemporary en suite shower room with wall hung, free standing basin with mixer tap, low flush wc and shower cubicle with main rainfall shower head and hand held attachment. There are complementary tiled walls, a useful linen and medicine shelf over the bulkhead, column style radiator and a timber framed double glazed window with privacy glass inset which is position to the gable end of the property.

#### BEDROOM 2, rear

9'2" x 7'10" to the wardrobe doors, plus entrance

With a timber framed double glazed window to the front elevation, central heating radiator and a contemporary fitted robe with double sliding door fronts providing a range of hanging and shelving. Decorative coving.

#### BEDROOM 3

9'4" x 5'9"

With a timber framed double glazed window to the front elevation, fitted desk, laminate floor covering and decorative coving.

#### FAMILY BATHROOM

8'7" max x 6'10" max

Fitted with a panel bath with mixer tap over, pedestal hand

wash basin and low flush wc. Part tiled splashbacks, towel radiator and a timber framed double glazed window with privacy glass inset. Extraction.

#### LANDING

9'3" x 6'11"

With a loft hatch allowing access to the roof voice (not inspected at the time of the appraisal), column style radiator and a useful, generously proportioned storage cupboard off the landing with shelving.

#### OUTSIDE

There is a driveway to the front of the property leading to the aforementioned integral garage, front buffer garden, laid to lawn with established shrubs and borders. There is a larger, landscaped garden to the rear with a patio area adjacent to the dining room which extends into a tiered garden which is now ready for a new lease of life.

#### TENURE

We understand that the property is a freehold interest.

#### COUNCIL TAX. BAND C.

