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Birchington Avenue, Birchencliffe Huddersfield, Yorkshire

**Offers in the region of
£375,000**

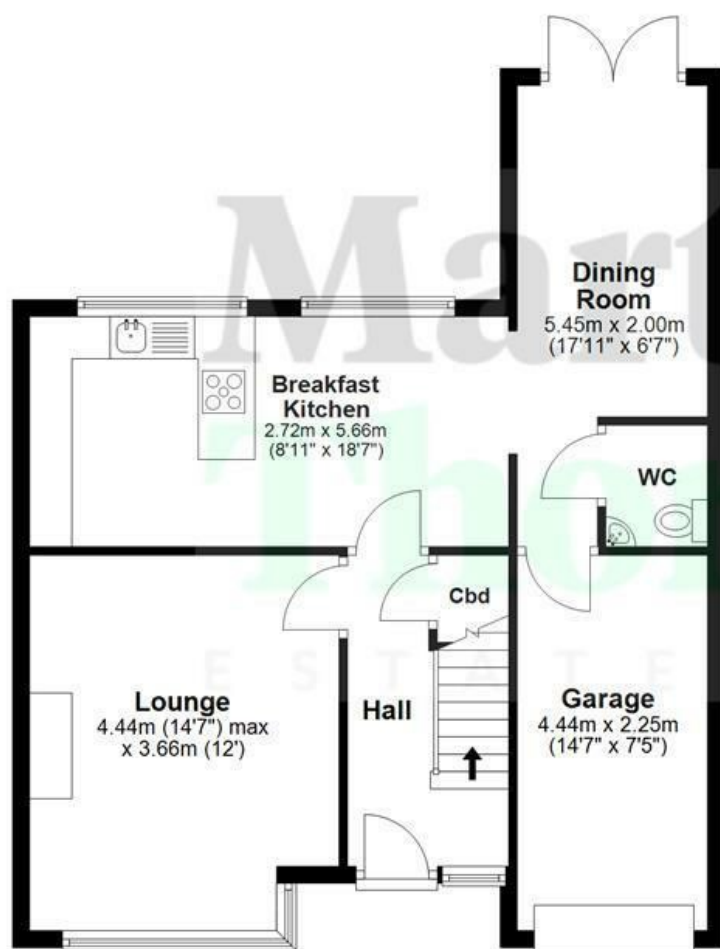
Only by an internal inspection can one truly appreciate this deceptively spacious, substantially extended family home. It is conveniently placed for ease of access to the M62 motorway network, serving Leeds and Manchester, and in walking distance of Lindley Village with its various bars, restaurant, hospital and recommended local schooling. The property has been improved and enjoyed over the last 23 years by the current owners and is truly worthy of a closer inspection. The accommodation briefly comprises an entrance hall, useful under stairs store cupboard, lounge, open-plan breakfast kitchen into a formal dining area, integral garage and cloakroom WC. On the first floor, there are four bedrooms, the master with an en suite shower room, and a modern stylish house bathroom. There are oak doors throughout with brushed chrome door furniture. The property enjoys a gas-fired central heating system, is fully uPVC double-glazed and has a recently installed alarm/CCTV system. Externally, there is ample parking, security bollards and an integral garage with an electrically operated up-and-over door. At the rear, there is an Indian slate flagged patio with glass and stainless steel balustrade leading to two good-sized lawned gardens, all benefitting from a southerly aspect.

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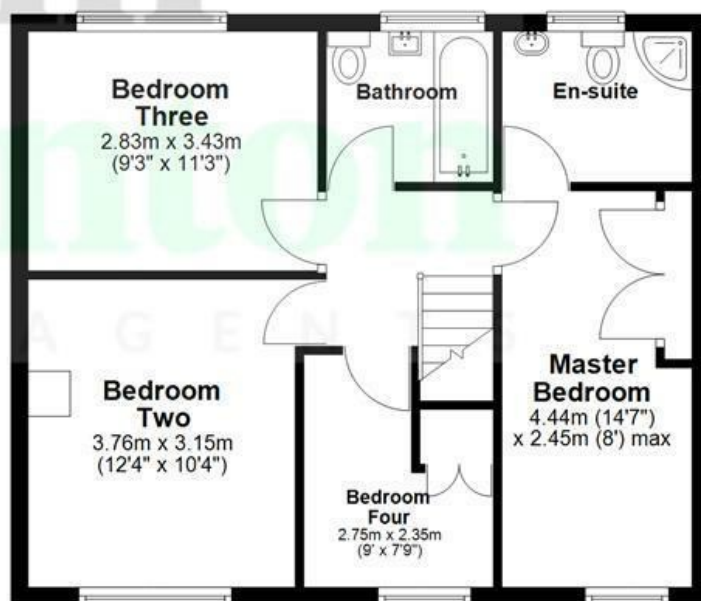
Floorplan



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

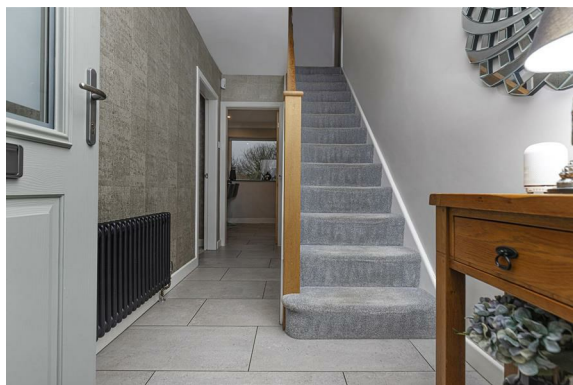
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Entrance Hall

A composite door with double-glazed inserts and side panel opens to the entrance hall, where a staircase with a glass balustrade and an oak handrail rises to the first floor. There is a useful under stairs store cupboard, contemporary tiled flooring running throughout the ground floor, a ceiling light point and a radiator.



Lounge

This reception room is positioned at the front of the property and has lots of natural light from the front elevation via four uPVC double-glazed windows with fitted shutters. There is coving to the ceiling, along with a ceiling light point, three wall light points and a radiator. The focal point of the room is a contemporary style fire surround, with a matching inset and hearth, home to a living flame gas fire. An oak door leads through to the living/kitchen/diner.



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Living/Kitchen/Diner

Running across the rear of the property, this area is the hub of this spacious family home. The kitchen comprises a range of modern high-gloss wall and base cupboards, drawers, granite worktops with matching upstands and a stainless steel sink. Integrated appliances include a Neff double oven, five-ring hob, fridge freezer and Bosch dishwasher. There is a breakfast bar, a vertically hung radiator and two uPVC double-glazed windows overlooking the patio and gardens beyond. The tiled flooring continues into the dining area, which has a Velux window to the ceiling, inset downlighting, a uPVC double-glazed window to the side elevation with an oak window sill and a set of uPVC double-glazed French doors give access to the rear garden. There is a modern wall-mounted radiator and further inset downlighting. A uPVC double-glazed door leads through to the garage.



Cloakroom WC

This room has a suite comprising a vanity wash hand basin with a chrome monobloc tap and a low-level WC. It has plumbing for an automatic washing machine, an extractor fan and inset downlights to the ceiling.



Integral Garage

The garage has an electrically operated up-and-over door, power and light. This area is home to the Glow-Worm central heating boiler. Access can be gained from the living kitchen/diner.

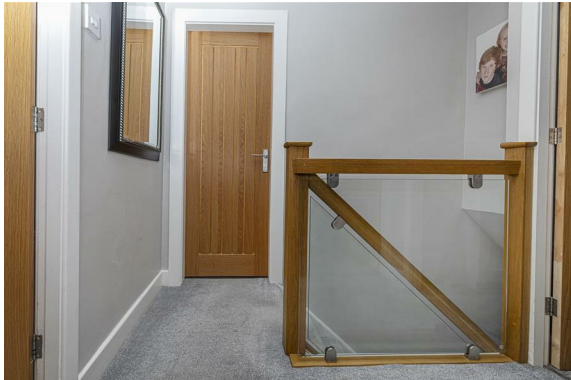
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First Floor Landing

From the entrance hall, the glazed balustrade staircase with an oak handrail leads up to the first floor landing. There is access to loft space, which is boarded for storage (similar properties have been converted to form further accommodation).



Bedroom One

The master bedroom has two uPVC double-glazed windows to the front elevation and built-in wardrobes with hanging rails and shelving. There are inset downlights to the ceiling along with a TV aerial point, power points and a radiator.



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En Suite Shower Room

This room houses a modern white suite comprising a walk-in double shower area, home to a mains fed Triton shower, a vanity wash hand basin with a chrome monobloc tap and a low-level WC. The walls are tiled with a matching tiled floor, inset downlights to the ceiling, an extractor fan and a wall-mounted chrome ladder style heated towel rail. Additional light comes from the rear elevation via a uPVC double-glazed window.



Bedroom Two

This double bedroom enjoys a similar outlook to that of bedroom one, with natural light from the front elevation via a uPVC double-glazed window. It has fitted wardrobes to the alcove, a ceiling light point, power points and a radiator.

Bedroom Three

This double bedroom is positioned at the rear of the property and has two uPVC double-glazed windows overlooking the rear garden. There are fitted wardrobes with hanging rails and shelving, a ceiling light point, power points and a radiator.



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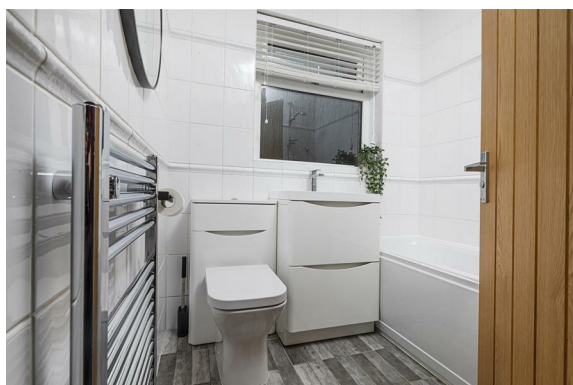
Bedroom Four/Dressing Room/Home Office

This single bedroom is utilised by the current owners as a dressing room. In the past, it has been used as a bedroom and a home office. There is a built-in storage area over the bulkhead, a ceiling light point, power points and a radiator.



House Bathroom

The modern house bathroom has a white three-piece suite comprising a panelled bath with a Mira mains shower over, a vanity wash hand basin with storage beneath and a low-level WC. There is tiling to the walls, vinyl style flooring and a chrome ladder style radiator. The room has an opaque uPVC window.



External Details

At the front of the property, there is a tarmac driveway, with mainly walled boundaries, providing ample parking and access to the integral garage. At the rear, there is a large Indian slate patio/entertaining area with a single step leading to the good-sized lawned garden, with mature shrubbery and fenced borders. Steps lead down to a lower garden which is walled, fenced and home to a garden shed, this area backs onto adjoining woodland.



Disclaimer

Please note: Members of staff at Martin Thornton Estate Agents have an interest in this property.

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Directions

