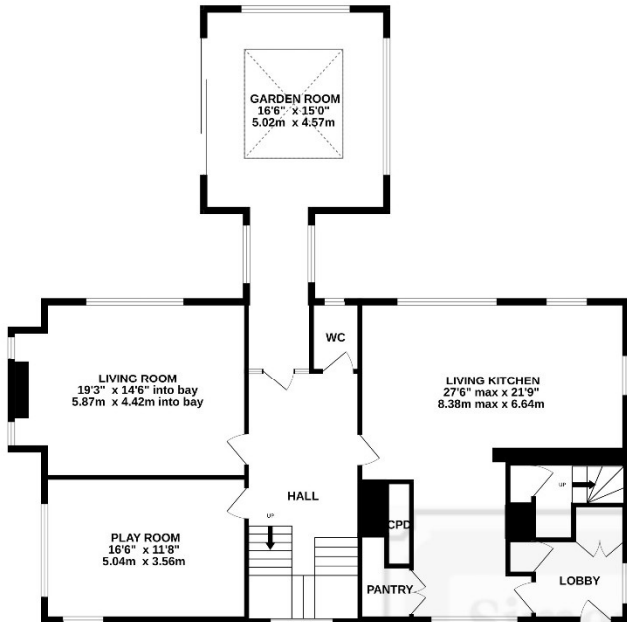


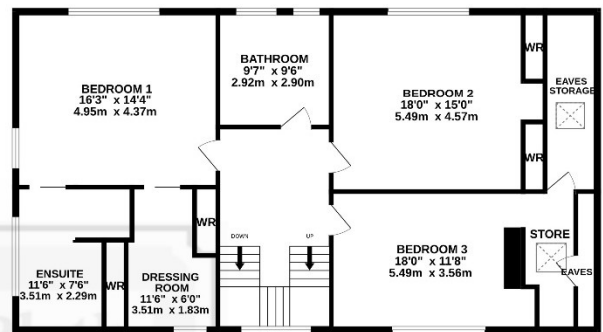


Greystones, 210 Birkby Hall Road, Birkby, Huddersfield, HD2 2BP

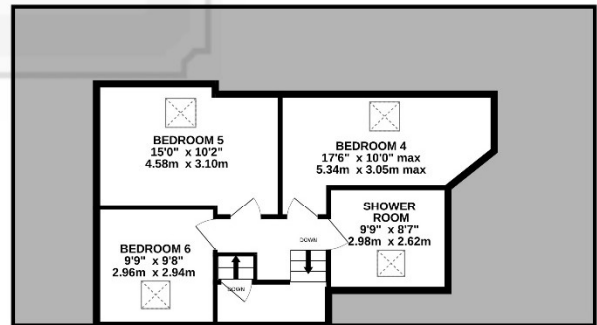
GROUND FLOOR



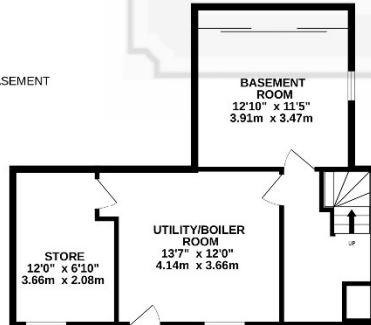
1ST FLOOR



2ND FLOOR



BASEMENT



BIRKBY HALL ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY DESCRIPTION

Greystones is an elegant Edwardian stone built detached residence of circa 1907 designed by Lunn and Kaye and standing in approximately a quarter of an acre of well screened gardens together with gated entrance and double garage.

This fine home has been modernised and extended in recent years with the addition of a fabulous garden room which complements the existing living space creating three reception rooms together with a large living kitchen, ideal for entertaining. The accommodation is served by a gas central heating system, sealed unit double glazing, security alarm, CCTV and briefly comprising to the ground floor, entrance hall, living kitchen with integrated appliances and concealed fitted pantry, inner hall, living room, playroom, garden room and downstairs w/c. To the basement there are three spacious rooms, a wash cellar, keeping cellar, store which includes a cold table and racking for wine storage. To the first floor a landing leads to master bedroom with dressing room and en-suite, 2 further large double bedrooms and bathroom. Second floor landing, 3 bedrooms and shower room.

The gardens are well screened and laid out to 3 sides with lawns, flagged sun terrace, detached summer house and barbecue area.

There are local amenities including shops, restaurants and bars in neighbouring Lindley, local schools, bus pick up points for private schools and just a short drive to junction 24 of the M62.

Price Offers Around £1.2m

GROUND FLOOR

ENTRANCE LOBBY

Measurements – 6'8" x 7'7"

This has a timber and frosted glazed arched door, stone mullioned two light windows, inset LED downlighters, central heating radiator, fitted cupboards with cloaks hanging, there is a door giving access to the living kitchen and a further door giving access to the basement.

LIVING/KITCHEN

Measurements – 27'6" x 21'9" maximum

As the dimensions indicate this a particularly spacious room which is ideal for entertaining and has lovely four light stone mullion windows to both front and rear elevations there is an additional window to the rear and a feature leaded and stained glass port hole window to the gable. There are numerous inset LED downlighters, fitted ceiling speakers, two central heating radiators. The kitchen has a two-oven gas aga together with a range of cupboards, two pull out larders and twin doors giving access to a walk-in pantry. There is a large island unit with ivory gloss cupboards, drawers and pan drawers together with an integrated Bosch dishwasher, Bosch stainless steel electric fan assisted oven and with overlying granite worktops which extend to form a breakfast bar and incorporates an AEG four ring induction hob and an inset one and a half bowl sink with chrome mixer tap. From the living kitchen there is a door to one side giving access to an inner reception hall.





PANTRY

Measurements – 6'5" x 6'4"

Which has stone mullioned windows, inset LED downlighters, fitted shelving, worktop with pull out drawers beneath, wine rack, wine cooler and space for fridge/freezer.

INNER HALL

With inset LED downlighters, tiled floor, central heating radiator, timber and glass panelled return staircase rising to the first floor. From the reception hall a large aluminium double-glazed door with aluminium double-glazed windows to the side and above opens into a hallway which gives access to the garden room.

GLASS HALLWAY

Measurements- 13'5" x 5'5"

With exposed stonework, feature arch inscribed with Ad Astra Per Ardua this translates to 'through adversity to the stars'. Beyond the arch there is an aluminium double-glazed section with glass walls and pitched roof and this in turn leads to the garden room.



GARDEN ROOM

Measurements – 16'6" x 15'0"

With a continuation of the tiled floor with under floor heating, there is a pitched glazed atrium with inset LED downlighters, large feature aluminium double glazed window to the gable with further window to the side elevation and large sliding aluminium double glazed patio doors leading on to an extensive sun terrace.



DOWNSTAIRS WC

Measurements- 5'7" x 4'0"

With leaded and frosted glazed window, inset LED downlighters, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome mixer tap and low flush w.c.



LIVING ROOM

Measurements- 19'3" x 14'6"

This has four light stone mullioned windows together with two windows within the inglenook. There are inset LED downlighters, inset ceiling speakers, central heating radiator and the inglenook fireplace in addition to the two windows has housing for a flat screen tv and beneath this there is a log effect gas fire.



PLAYROOM

Measurements- 16'6" x 11'8"

This room can alternatively be used as a second sitting room and is situated adjacent to the living room. There are four light mullioned windows with a further window to one side. There are inset LED downlighters, central heating radiator, oak flooring, housed within the chimney breast there is a wood burning stove resting on a raised hearth and to one side there is a door giving access to some useful storage beneath the staircase.



BASEMENT

This is accessed from the entrance lobby and has storage cupboard at the top of the stairs. There is a frosted window part way down the steps and in the basement there is a useful keeping cellar.

KEEPING CELLAR

Measurements- 12'4" x 12'9"

With central stone table, a bank of cupboards and frosted glazed windows.

WASH CELLAR

Measurements- 15'0" x 12'0"

This has windows and an adjacent timber door giving access to the rear, there is plumbing for automatic washing machine and a wall mounted Atag gas fired central heating boiler and to one side a door gives access to a storeroom which is 12'3" x 9'0", this was originally the fuel store.

FIRST FLOOR

To the three-quarter landing there is an impressive six light stone mullioned leaded and stained-glass window which provides natural light to both ground and first floor. The main landing has a glass panelled balustrade with a staircase to one side rising to the second floor. There are inset LED downlighters and from the landing access can be gained to the following rooms: -

MASTER BEDROOM

Measurements- 16'3" x 14'4"

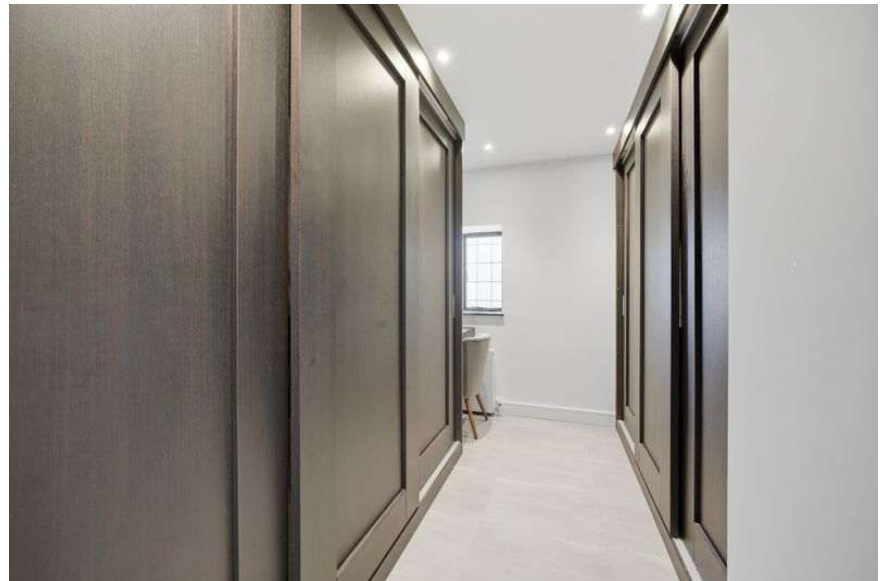
A generous double room with four light stone mullioned windows looking out over the garden and with a further window to the side all of which provide the room with plenty of natural light. There are inset LED downlighters, central heating radiator and to one side there are two sliding pocket doors giving access to a dressing room and en-suite.



DRESSING ROOM

Measurements – 11'6" x 6'0"

With a bank of sliding door floor to ceiling wardrobes to two elevations, dressing table, inset LED downlighters, frosted glazed window and central heating radiator.



EN-SUITE BATHROOM

Measurements – 11'6" X 7'6"

With four light stone mullioned windows, feature floor to ceiling tiled walls, inset LED downlighters, chrome heated towel rail and fitted with a suite comprising double ended bath, wall hung vanity unit incorporating wash basin with chrome monobloc tap and tiled splashback, low flush w.c and large walk in shower with chrome shower fitting and separate hand spray.



BEDROOM TWO

Measurements – 18'0" x 15'0"

A large double room with four light stone mullioned windows looking out over the garden, there is a ceiling light point, central heating radiator, chimney breast, fitted wardrobes and drawers and between the wardrobes there is storage shelving and circular handwash basin together with freestanding chrome monobloc tap and tiled splashbacks.



BEDROOM THREE

Measurements – 18'0" x 11'8"

Another large double bedroom which once again has four light stone mullioned windows looking out over the garden, there are inset LED downlighters, central heating radiator and to one side access can be gained to a storage area and eves storage.



STORAGE AREA

Measurements – 11'8" x 3'5"

With Velux window and eaves storage is 15'4" x 4'0" with velux window.

FAMILY BATHROOM

Measurements – 9'7" x 9'6"

With two light stone mullioned windows and adjacent window, floor to ceiling tiled walls, inset aluminium LED downlighters, tiled floor with underfloor heating, chrome heated towel rail and fitted with a suite comprising freestanding bath with chrome waterfall style mixer tap, vanity unit incorporating twin handwash basins each having a chrome waterfall style monobloc tap, low flush w.c and large walk in shower with glass panelled enclosure and door together with chrome shower fitting incorporating fixed shower rose with separate hand spray.



SECOND FLOOR

HALF LANDING

With three light stone mullioned windows and central heating radiator. Main landing giving access to the following: -

BEDROOM FOUR

Measurements- 17'6" x 10'0"

With velux window, inset LED downlighters and central heating radiator.



BEDROOM FIVE

Measurements- 15'0" x 10'2"

With ceiling light point, central heating radiator and velux window.



BEDROOM SIX

Measurements- 9'9" x 9'8"

With oak flooring, ceiling light point, central heating radiator and velux window.

SHOWER ROOM

Measurements- 9'9" x 8'7"

With inset LED downlighters, Velux window, floor to ceiling tiled walls, tiled floor, storage niche with fitted shelving, chrome heated towel rail and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap, low flush w.c and shower cubicle with glazed panels and sliding door together with chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

Vehicular access to the property is off Oakfield Road with a sliding electric gate which opens on to a large tarmac driveway which provides off-road parking for a number of vehicles and in turn gives access to a detached stone built double garage with stone slate pitched roof.

GARAGE

Measurements- 17'2" x 19'3"

With an electric up and over door, four light mullioned windows to the rear elevation, three light mullioned windows to the side elevation and having power, light and EV charging point.



GARDENS

From the driveway there is short flight of steps rising to a wrought iron hand gate opening on to pathways leading around the property. To the front there is an extensive flagged sun terrace with glass panelled balustrade and from here stone steps lead down to a well screened lawned garden which is bordered by trees and shrubs allowing a high degree of privacy and in one corner there is a detached summer house. To the far side of the garden room there is a two tier lawn once again bordered by trees giving high degree of privacy and this continues down the far side of the property where there is a hand gate giving access to Birkby Hall Road, BBQ area and pizza oven and to the rear there is an area of composite decking and a shaped lawn bordered by trees and shrubs and this is situated directly behind the double garage. All in all the property stands in around a quarter of an acre.





SUMMER HOUSE

Measurements- 15'6" x 13'9"

This multi-purpose room could alternatively be used as an office or a gym and has a large sliding aluminium double glazed patio door, there are inset LED downlighters, wall mounted air conditioning unit blowing hot and cold air, there are numerous power points and rubber floor matting.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has timber sealed unit double glazing

Tenure- Freehold

Council Tax Band- G

Directions- Using satellite navigation enter the postcode HD2 2BP

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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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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OFFICE OPENING TIME
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Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 14:00



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