

SHERIDAN BAILEY PROPERTY

16 Oaklands Crescent,, Birchencliffe, Huddersfield, HD2 2FX





Situated on the sought after Oaklands Heath development in Birchencliffe, and titled "The Warkworth," by the developer, this is a substantial executive style family home, offering spacious and well-presented accommodation over two floors, offering a wealth of contemporary, high-quality fixtures and fittings throughout.

Internally, the property briefly comprises; entrance hallway, lounge, open plan dining kitchen, utility room, cloakroom and second reception room to the ground floor. Master bedroom with dressing area and en-suite, second bedroom with en-suite, two further double bedrooms, and house bathroom to the first floor.

Externally, the property benefits from an integral Double Garage, with double block paved driveway adjacent to a lawned garden. A flagged pathway leads down the side of the property to an overly generous size garden, laid to lawn with a luxurious porcelain tiled patio. South to south west facing garden with sunshine from mid morning to sunset it really is the perfect space and not overlooked.

Offers over £550,000









Entrance Hall

Composite and glazed front door opens into a welcoming Hallway, a light and airy space with ample space for cloaks. An open staircase with spindle balustrade rises to the first floor.

Living Room

Glazed double doors from the Hallway open up into a spacious Living Room with feature bay window. Plenty of space for comfy double sofas and living room furniture. A lovely family space.

Kitchen / Dining

The Kitchen / Dining Room really is the heart of this Home. Here is a contemporary styled kitchen with a range of Shaker style cream wall and base units, with quartz work surface, and a 1.5 stainless steel sink and drainer. Integrated appliances comprise , a five-ring gas hob, and a double electric oven. There is also a dishwasher and space ofr an American style fridge/freezer. The space is flooded with light from the PVCu window and the stylish PVCu French doors that open out from the Dining space onto the luxurious, highly quality porcelain patio and garden space, perfect for entertaining on warm summer evenings. The Dining space will easily accommodate a 6 seater dining table and chairs. The Kitchen provides access to the utility room and contemporary 10 panel glazed double doors lead from the dining area to the homely family room. All in all, a lovely free flowing family space.

Sitting Room/Home Office/Dining Room

The second reception room is usefully located off the Kitchen/Dining room, again with glazed double doors. This room offers future owners a multitude of flexible accommodation options including a formal Dining Room. Home Office, Play Room, Games Room etc. Window to garden views.

Utility
The Utility room flows from the kitchen. There two spaces for appliances one of which has plumbing for a washing machine. A composite door leads out into the side aspect of the garden and an integral door leads into the double garage.

Ground Floor WC
A partially tiled ground-floor WC with a wash basin. There is a PVCu privacy window to the rear elevation.

Staircase to 1st floor landing

Landing
A bright and airy landing extends into all four double bedrooms. A PVCu window to the front elevation allows ample natural light to illuminate the space. The landing provides access to the loft

Principal Bedroom Ensuite
The Principal Bedroom has a large window to the rear elevation enjoying an outlook over the rear garden and benefits from a dressing area with built-in hi gloss Hammonds wardrobes
The Ensuite is partially tiled boasting a contemporary three-piece suite compositing a WC, wash-hand basin, and double walk-in shower.

Bedroom 2 with Ensuite
A real benefit to the this property is the 2nd Bedroom Ensuite. Positioned to the front of the property, this is a generous Double Bedroom .
The Ensuite comprises a three-piece suite comprising a WC, wash-hand basin and a double shower.

Bedroom 3
Double Bedroom with rear garden views.

Bedroom 4
Double bedroom with rear garden views





























House Bathroom

Partially tiled Family Bathroom comprises a contemporary four-piece suite comprising a WC, wash basin, panelled bath and shower cubicle.

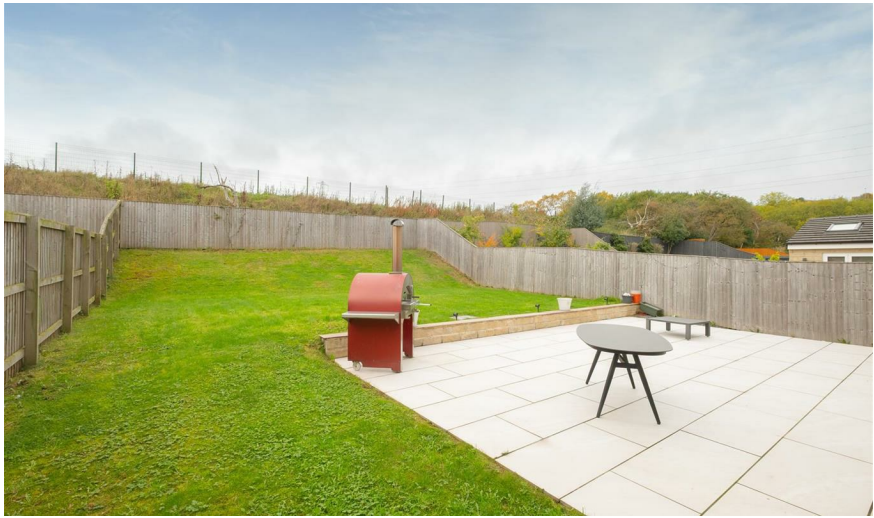
Outdoor Space

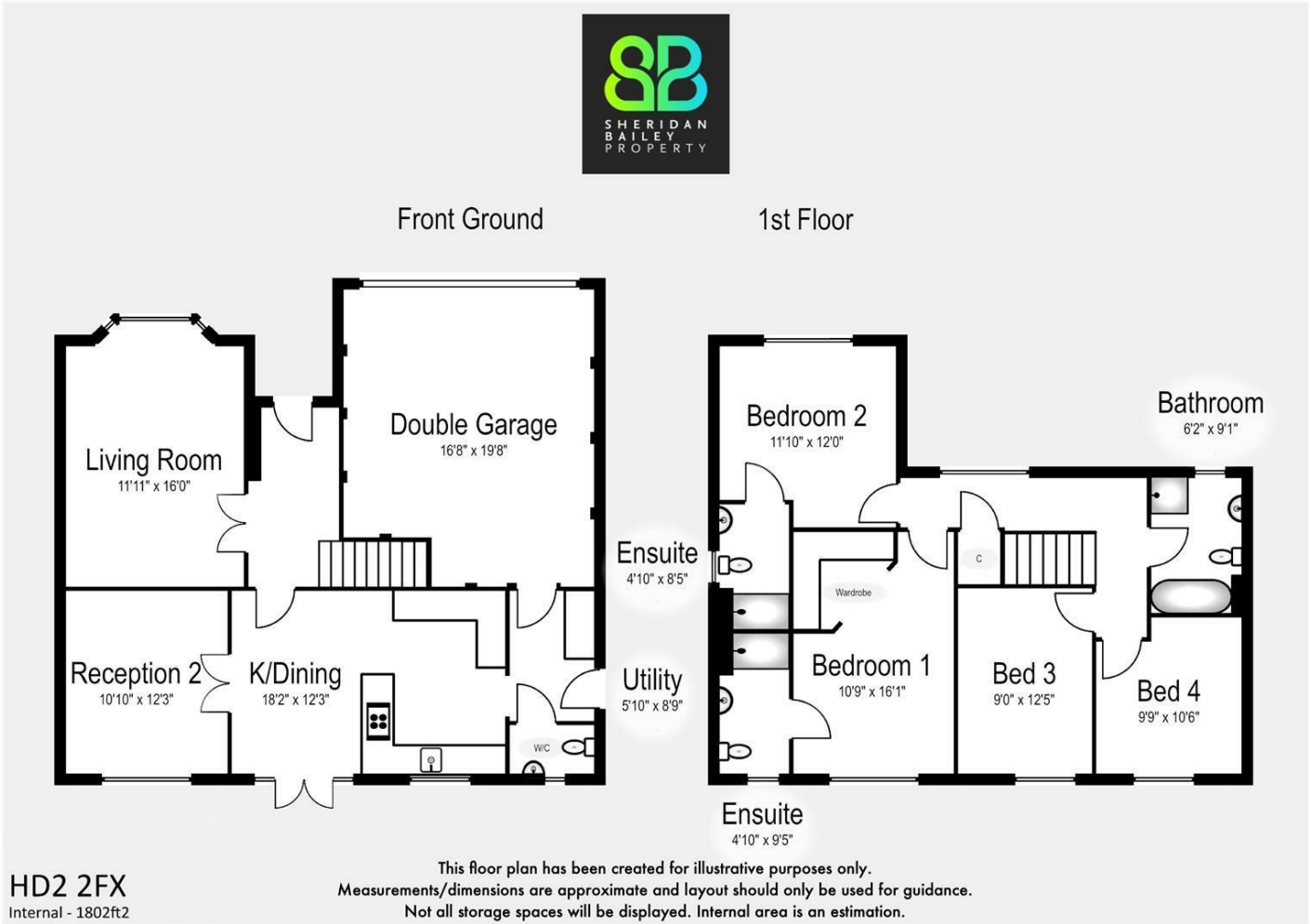
Located at the top of the cul-de-sac position, the property benefits from a block-paved double driveway, a well maintained lawn and leads to an integral double garage providing useful storage space. A pathway leads down the side of the property to the rear garden.

The rear patio is simply stunning in both size and quality. An overly generous white porcelain tiled patio in a south to south west facing garden, is the perfect space that can be enjoyed at anytime of day and is not overlooked. This is the perfect spot for summertime entertaining and parties!!

IMPORTANT STATUTORY NOTICE

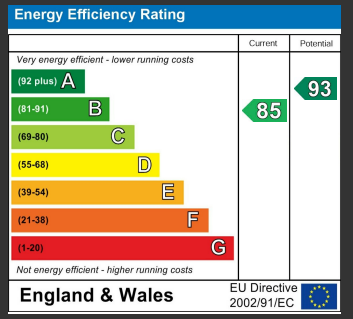
In accordance with the Section 21 of the Estate Agents Act 1979, please be advsied that the owner of this property is a Director of Sheridan Bailey Property Ltd. Please let us know if you have any queries regarding this declaration.





HD2 2FX
Internal - 1802ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.





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01422 525285

hello@sheridanbaileyproperty.co.uk

HALIFAX
West Yorkshire

sheridanbaileyproperty.co.uk


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