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PLATINUM

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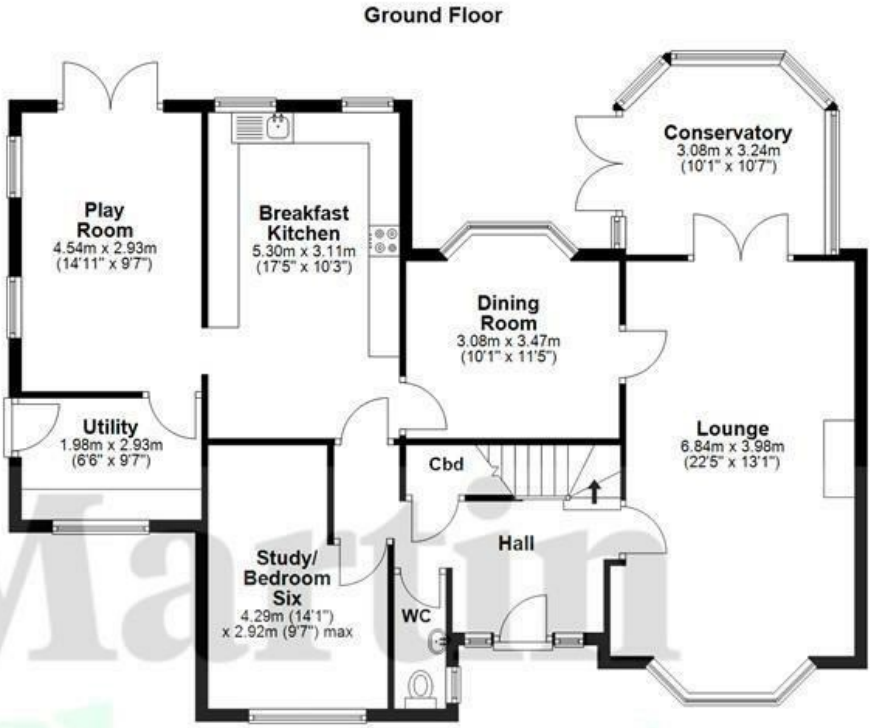
Whitebeam Park, Birkby
Huddersfield,

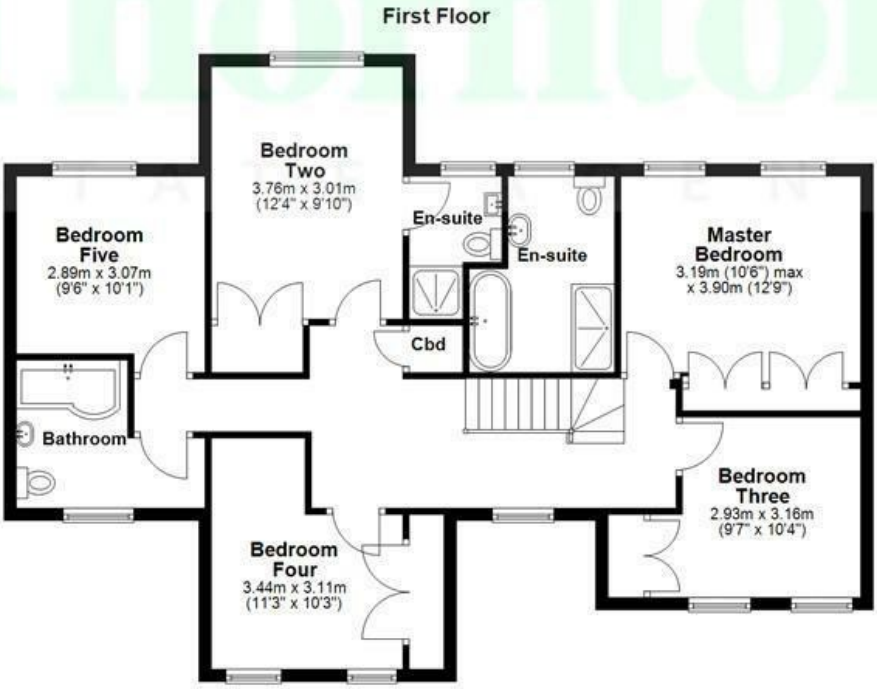
Offers over £600,000

Standing at the head of the cul-de-sac is this most impressive five/six-bedroom detached family home. It has been substantially extended from its original design, with mature gardens and the rear of the home enjoying a westerly aspect, creating an afternoon sun trap. There is extensive parking on the driveway and a detached double garage. Only by an internal inspection can the amount of accommodation, position and privacy of the wrap around garden be truly appreciated. The accommodation comprises a large entrance hallway, downstairs WC, large living room with doors through to the conservatory, separate dining room, high specification dining kitchen with integrated German appliances, games/play room, utility and large home office/sixth ground floor double bedroom. On the first floor is a large galleried landing, five double bedrooms (two with en suites and four with built-in wardrobes) and house bathroom. The property benefits from a gas-fired central heating system, uPVC double-glazing and a security system. Externally, there is plenty of parking on the tarmac driveway and a detached double garage. The side of the property enjoys a southerly aspect and the large mature rear garden benefits from the afternoon sun, with various seating and patio areas, mature flower beds and shaped lawned gardens. The property is an ideal family home, perfect as a commuter base, and convenient for Lindley Village centre, local schooling and hospitals.

Whitebeam Park, Birkby
Huddersfield,

Floorplan





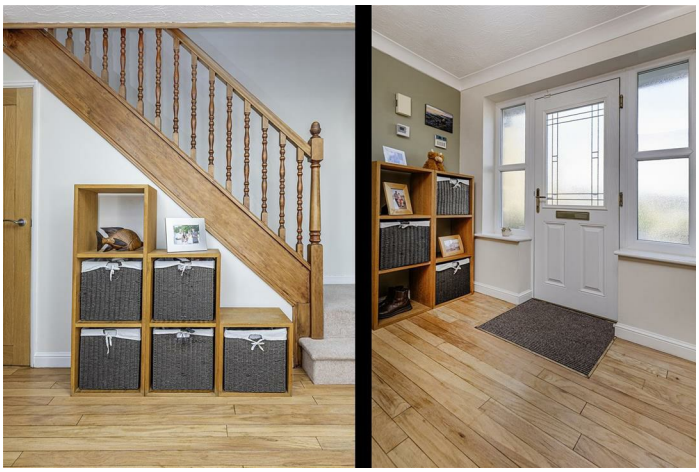
All Measurements are approximate and for display purposes only
Plan produced using PlanUp

Martin Thornton
ESTATE AGENTS

Whitebeam Park, Birkby
Huddersfield,

Details

Entrance Hallway



An external composite door with an opaque glazed panel and uPVC windows to either side gives access to the entrance hallway. The wide hallway has a spindle staircase rising to the first floor accommodation, with useful storage beneath incorporating an automatic light. Of particular note is the oak style wood flooring with an inset matwell, along with the oak internal doors, which can be found throughout the property. There is coving to the ceiling and a radiator.

Downstairs WC

This room houses a two-piece white suite comprising a wall-mounted hand basin with tiled splashback and a low-level WC. It has a high-level opaque uPVC window.

Living Room

This very large principal reception room runs from front to back of the property and has a continuation of the wood flooring. There is a uPVC walk-in bay window to the front, enjoying a pleasant view down the cul-de-sac with Kirkheaton in the distance. The centrepiece of the room is a stylish fire surround with matching inlay and hearth, home to a living flame coal effect fire. There is plenty of room to accommodate furniture, a dado rail, various wall light points and two radiators. This room can also be accessed via the dining room. French style doors lead through to the conservatory.

Conservatory

This good-sized room enjoys a good amount of privacy and the afternoon sun, with the rear of the home having a westerly aspect. It has a high angled, insulated glazed roof,

uPVC glazing to all elevations and French doors leading out into the garden. There is laminate flooring and a radiator.

Dining Kitchen

The spacious dining kitchen is positioned at the rear of the property and is light and bright with two uPVC windows. It is presented to a high standard and was designed by a well regarded kitchen designer. The room has an extensive array of units to high and low levels, with granite worktops, matching upstands and a wide splashback to the hob. There is a one-and-a-half bowl stainless steel sink with a mixer tap and grooved draining area, and the granite worktops extend into both window sills. The Siemens hob incorporates a two-ring gas hob, a two-ring induction hob, a central BBQ grill. There is a wide illuminated canopy style filter hood above. The display shelving has pull-down metal shuttering, along with a pull-out larder unit. There is a Siemens double oven, the top oven incorporating a microwave with a warming drawer beneath, an integrated fridge freezer and dishwasher. Further appliances are freestanding within the utility. The room can easily accommodate a good-sized dining table, creating an open-plan eating and entertaining space. It has floor tiling and a radiator.

Dining Room

This formal dining room is positioned at the rear of the property and has a uPVC walk-in bay window overlooking the garden. The room can be accessed from the dining kitchen and the living room. It has a continuation of the wood flooring, coving to the ceiling and a radiator.

Games/Play Room

This multipurpose room could be utilised as a games or play room, etc. It enjoys a pleasant dual aspect with uPVC side windows and rear uPVC French style doors leading onto the paved patio. It is accessed via the dining kitchen through an archway. The room is light and bright, and has laminate flooring and two radiators. An adjoining door leads through to the utility.

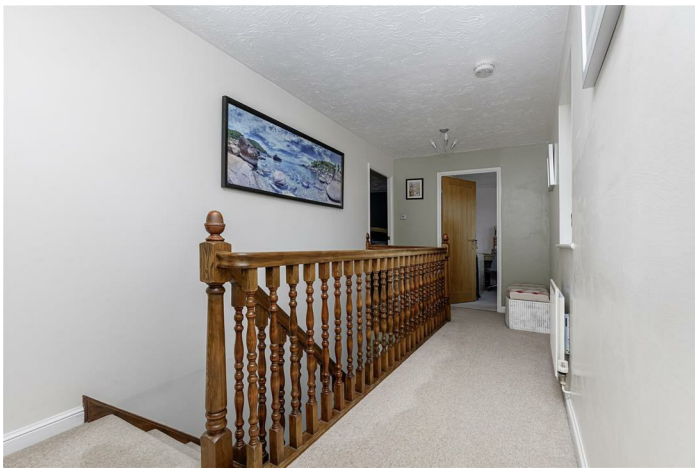
Utility

The utility has a worktop with drawers below, space and plumbing for an automatic washer and space for further appliances, such as a fridge, freezer and condensing dryer. Within this area is the boiler for the central heating system. There is a continuation of the laminate flooring, a radiator, a uPVC window to the front elevation and a side uPVC and glazed door.

Study/Bedroom Six

Positioned at the front of the home, this is a multipurpose space and has been utilised as a home office/study but could be used as a ground floor bedroom. There is ceiling downlighting, a uPVC window and a radiator.

First Floor Landing



From the entrance hallway, a staircase rises to the wide first floor landing, which gives access to the five double bedrooms. A drop-down ladder provides access to the loft area. As with the ground floor, all the first floor rooms have oak internal doors. There is spindle balustrading, a uPVC window with a view down the cul-de-sac and Kirkheaton in the distance, and two radiators.

Bedroom One

This large double bedroom is positioned at the rear of the home and has built-in wardrobes with hanging rails, shelving and automatic lights. There is plenty of space for further fitted or freestanding furniture, along with twin uPVC windows overlooking the garden and a radiator. Being the master bedroom, this room has the advantage of an en suite bathroom.

En Suite Bathroom

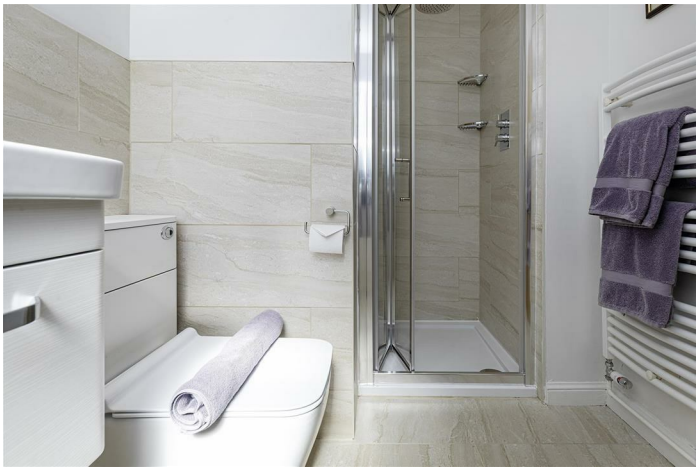
This luxurious room has under floor heating and a four-piece suite. It has a freestanding bath with a mixer tap and a large walk-in shower with glazed screens and a wall-mounted shower fitting. There is a hand basin with lighting above, a large mirror with demister function and useful storage below, along with a low-level WC with a concealed cistern, open shelving and storage to the side. There is appropriate

tiling to the walls, floor tiling, ceiling downlighting, an extractor fan and an upright chrome ladder style radiator. Natural light comes from the rear elevation via an opaque uPVC window.

Bedroom Two

This good-sized double bedroom is positioned at the rear of the home and has a built-in wardrobe with a hanging rail and shelving. There is plenty of space for further furniture, a rear uPVC window overlooking the garden and a radiator. This room also has an en suite.

En Suite Shower Room



This stylishly appointed room has a shower cubicle with a high-level waterfall style shower fitting, a rectangular hand basin with storage below and a low-level WC with a concealed cistern. There is appropriate tiling to the walls, extending into the window sill. The room has ceiling downlighting, a circular mirror, electric shaver point, floor tiling and an upright ladder style radiator. There is an opaque rear uPVC window.

Bedroom Three

This double bedroom is positioned at the front of the property and has twin uPVC windows. It has built-in wardrobes with hanging rails and central shelving, space for further furniture and a radiator.

Bedroom Four

This double bedroom is positioned at the front of the property and has twin uPVC windows, enjoying a view down the cul-de-sac with Kirkheaton in the distance. It has built-in furniture comprising a built-in wardrobe with hanging rails, shelving and automatic lighting, along with a dressing table

with drawers. There is space for further furniture and a radiator.

Bedroom Five

This double bedroom is positioned at the rear of the property and has oak style laminate flooring, ceiling downlighting and a rear uPVC window overlooking the garden. Our clients use it as a fitness room, but it can easily accommodate a double bed and furniture. There is also a radiator.

House Bathroom

The bathroom has electric under floor heating and a white three-piece suite. The bath has a curved shower screen and wall-mounted shower fitting. There is a hand basin with useful storage beneath and a low-level WC with concealed cistern. There is appropriate tiling to the walls, floor tiling and an upright ladder style radiator. Natural light comes via an opaque uPVC window to the front elevation.

External Details

At the front of the property, the driveway provides plenty of parking also providing access to the detached double garage. On the right-hand side of the driveway, there is a coloured stone/shale bed with adjoining mature raised borders, a lawned garden and flowerbeds. A lockable timber gate gives access into the garden. On the left-hand side, a wide paved pathway continues to the side of the garage and a short run of five steps lead up to the side of the property. The rear garden wraps round the side of the property and has perimeter fencing, a shaped lawn and is particularly private, enjoying a southerly aspect. There is a paved seating area, including a water feature, which can be accessed from the uPVC door within the utility. The garden has external lighting and the patio continues around to the rear of the home, which enjoys the afternoon sun with its westerly aspect. It can be accessed from the French doors within the games/play room. There is further outside lighting and water. The pathway then continues to a seating area and the French doors leading into the conservatory. External power sockets and a water point are available. The rear garden is particularly mature, enclosed by perimeter walling and fencing, with flower beds and borders. There is a trellis style pergola with a paved seating area looking back towards the property, a shaped lawn and an apple tree. A useful addition is a timber and glazed potting shed. There is trellis fencing, a further covered seating area and a circular patio.

Double Garage

The garage has twin up-and-over doors, power and lighting.

Tenure

The vendor confirms the property is Freehold.

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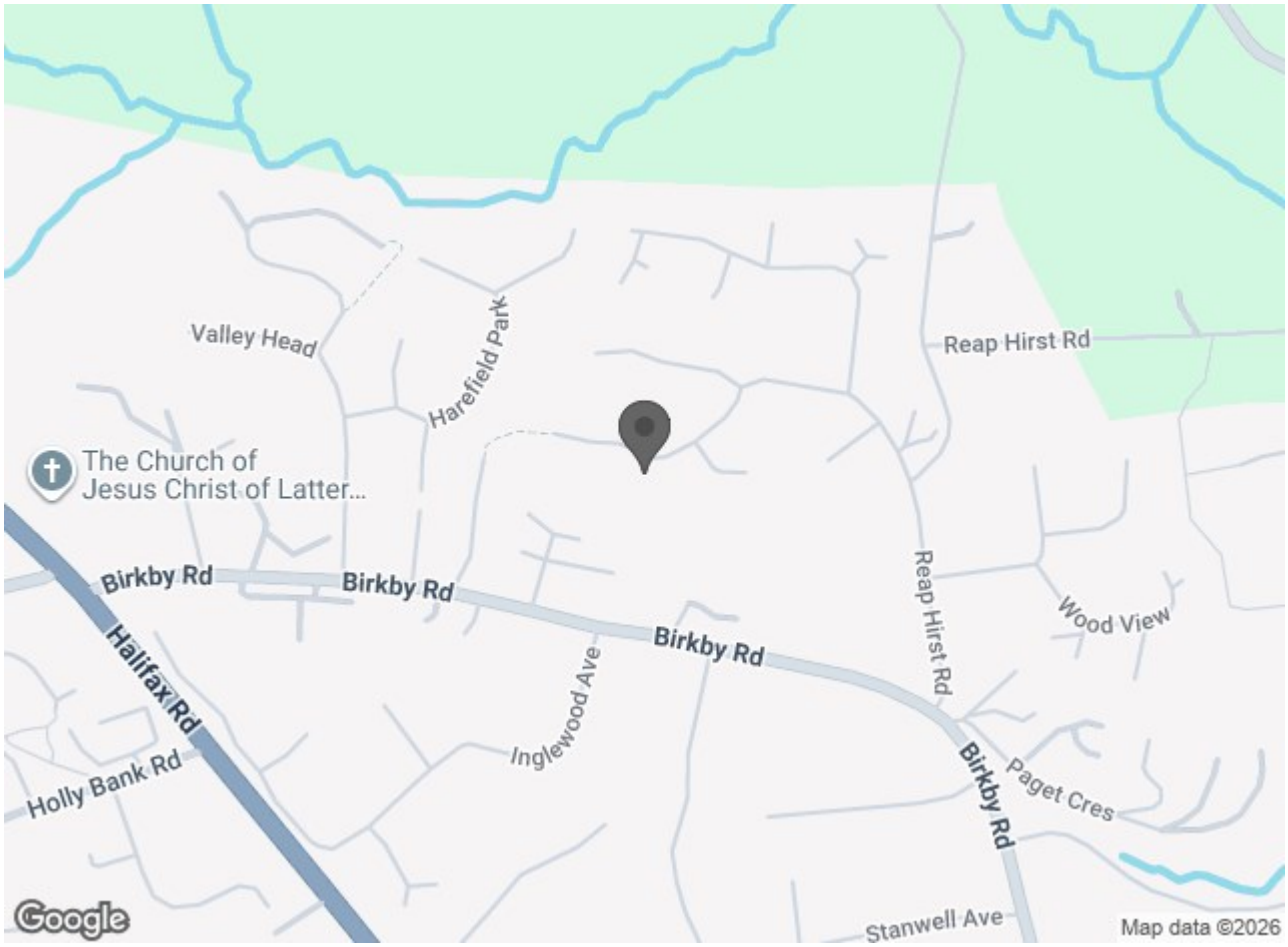
Directions



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