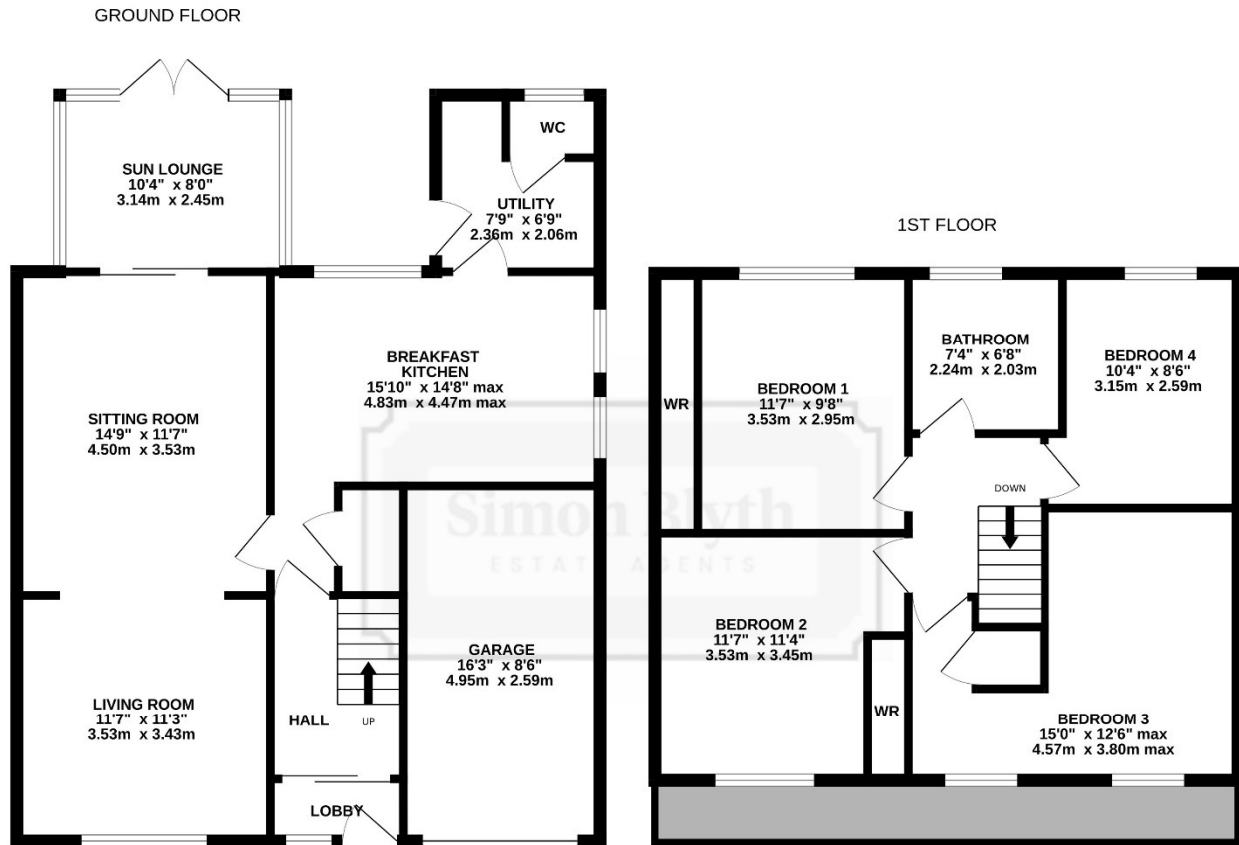




57 Briarlyn Avenue, Birchencliffe, Huddersfield, HD3 3NN



BRIARLYN AVENUE

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PROPERTY DESCRIPTION

An attractively presented purpose built four double bedroom semi-detached house, owned by the same family since construction in 1969 by local builders Cooper and Worswick.

Over the years the property has been modernised and updated with attractively presented and nicely balanced accommodation including a gas central heating system, uPVC double glazing, alarm and CCTV. Briefly comprising to the ground floor entrance vestibule, entrance hall, living room, sitting room, sun lounge, breakfast kitchen, utility room and downstairs w.c. To the first floor a landing leads to four double bedrooms and family bathroom. Externally there is a block paved driveway across the front of the property together with a single garage and EV charging point. To the rear there is a large south facing garden with an Indian stone flagged patio, lawn and lovely wooded aspect at the foot of the garden.

Price Offers Around £365,000

GROUND FLOOR

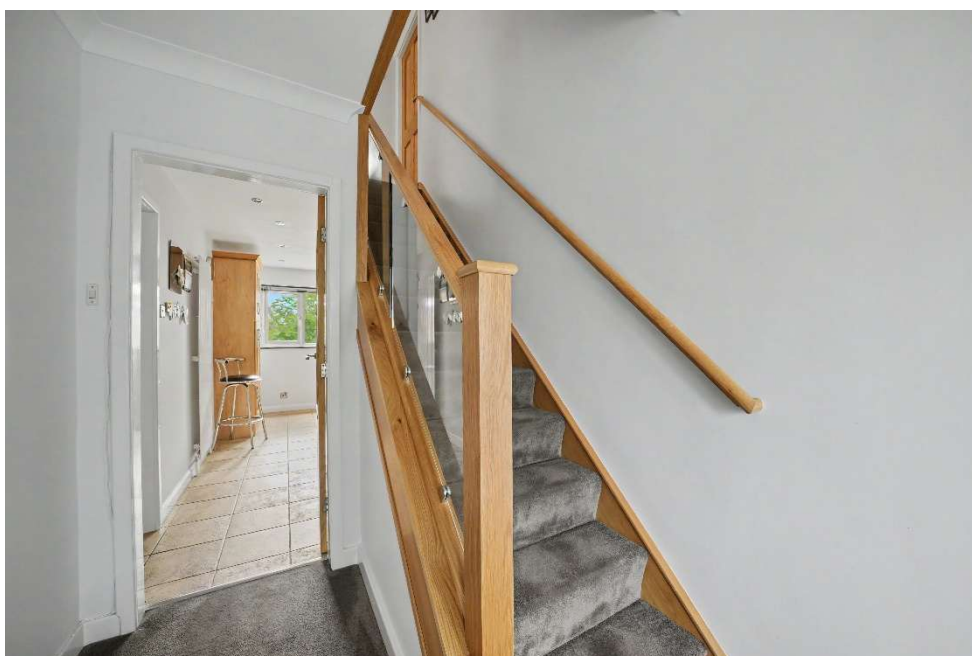
ENTRANCE VESTIBULE

Measurements- 5'5" x 3'0"

This has a composite panelled and frosted double glazed door with adjacent frosted uPVC double glazed window and from here uPVC part frosted sliding double glazed patio doors give access to the entrance hall.

ENTRANCE HALL

With a ceiling light point, central heating radiator and to one side a glass panelled staircase with oak handrail rises to the first floor. At the far end of the hallway a timber and glazed door opens into the breakfast kitchen.



BREAKFAST KITCHEN

Measurements- 15'10" x 14'8" maximum

As the dimensions indicate this is a generously proportioned room which is situated to the rear of the property and has a uPVC double glazed window looking out over the south facing garden with pleasant wooded aspect beyond and with further natural light coming from two uPVC double glazed windows to the side elevation. There are inset LED downlighters, tiled floor, vertically hung radiator, useful storage cupboard beneath the stairs and having a range of American oak faced shaker style base and wall cupboards, drawers, pan drawers, spice drawers and these are complimented by contrasting overlying granite worktops with tiled splashbacks, an inset stainless steel sink with chrome mixer tap, there is a Britannia range style cooker with six ring gas hob and electric double oven with extractor hood over, integrated slim line dishwasher and space for fridge freezer. There is also a peninsula unit which has base cupboards together with overlying granite worktops which extend to form a breakfast bar and adjacent to this a door gives access to the utility room.



UTILITY ROOM

Measurements- 7'9" x 6'9"

With ceiling light point, tiled floor, part tiled walls, wall mounted ideal gas fired central heating boiler, fitted worktop with under counter space for washing machine and tumble dryer, central heating radiator, composite panelled and frosted double glazed door giving access to the rear garden and with a door giving access to a downstairs w.c.

DOWNSTAIRS W.C

Measurements- 4'5" x 2'0"

With a frosted uPVC double glazed window, ceiling light point, tiled walls to dado height, tiled floor and fitted with a suite comprising corner hand wash basin and low flush w.c. From the kitchen a timber and glazed door provides access to the remaining ground floor accommodation.

LIVING ROOM

Measurements- 11'7" x 11'3"

A comfortable reception room which has a uPVC double glazed window looking out over the front garden, there is ceiling coving, three wall light points, central heating radiator and Valor gas fire resting on a marble hearth. From the living room an archway leads through to the sitting room.



SITTING ROOM

Measurements – 14'9" x 11'7"

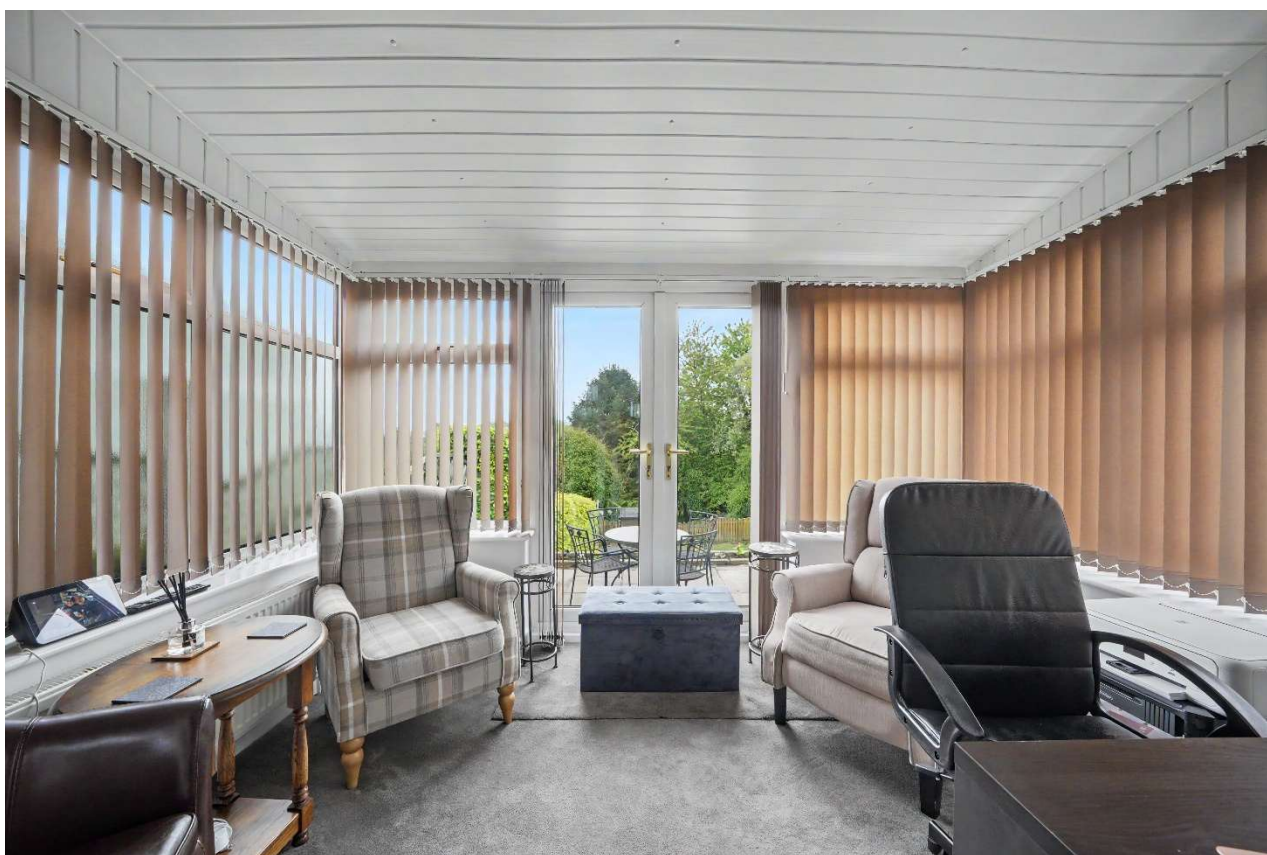
A generous second reception room which has a ceiling light point, ceiling coving, central heating radiator, wall mounted flame effect electric fire and with uPVC double glazed sliding patio doors giving access to the sun lounge.



SUN LOUNGE

Measurements- 10'4" x 8'0"

With uPVC double glazed windows to three elevations together with central French doors opening out onto an Indian stone flagged patio and enjoying some lovely south facing views over the garden and woodland beyond. There is a wall light and central heating radiator.



FIRST FLOOR

LANDING

With a glass panelled balustrade with oak handrail, ceiling light point, loft access with a timber ladder which leads to a centrally boarded and insulated loft space with a light.

From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements-

With a glass panelled balustrade with oak handrail, ceiling light point, loft access with a timber ladder which leads to a centrally boarded and insulated loft space with a light.

From the landing access can be gained to the following rooms: -



BEDROOM TWO

Measurements- 11'4" x 11'7"

A double room with a uPVC double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and with fitted floor to ceiling wardrobes.



BEDROOM THREE

Measurements- 15'0" x 12'6" minimum

Another good-sized double room which has two uPVC double glazed windows looking out to the front, there are two central heating radiators, two ceiling light points and with a useful storage cupboard over the bulkhead.



BEDROOM FOUR

Measurements- 10'4" x 10'6"

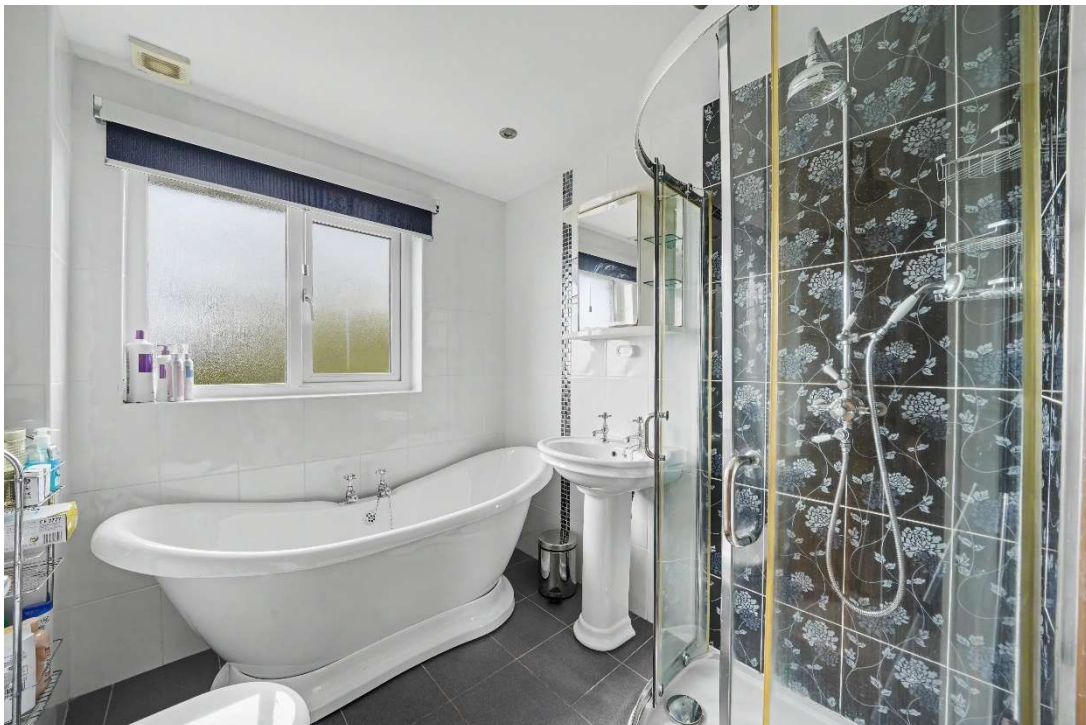
A double room which overlooks the rear garden with pleasant wooded aspect beyond. There is a ceiling light point, wall light point and central heating radiator.



BATHROOM

Measurements- 7'4" x 6'8"

With inset LED downlighters, extractor fan, frosted uPVC double glazed window, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail, shaver socket and fitted with a four-piece suite comprising free standing roll top bath, pedestal wash basin, low flush w.c and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

To the front of the property there is a wide block paved driveway which continues across the front of the living room, and this provides off road parking as well as providing access to the garage.

GARAGE

Measurements- 16'3" x 8'6"

With an up and over door, frosted uPVC double glazed window, power, light, alarm and housing the consumer unit together with the gas and electric meters.

GARDENS

To the front of the property there is a planted bed with flowers and shrubs together with outside power and to the right-hand side of the garage a pathway with an EV charging point to one side and at the far end of the pathway a timber hand gate leads to a south facing rear garden. The garden to the rear has an extensive Indian stone flagged patio which can be accessed from the sun lounge and utility room, this enjoys pleasant wooded aspect and has planted trees to the borders, an outside cold water tap and with five steps leading down to a predominately lawned garden which is bordered by timber fencing, hedge and conifers and at the foot of the garden there is a timber garden shed and hand gate opening onto the woodland.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property Tenure- Freehold

Council Tax Band- D

Security- The property is fitted with a security alarm together with CCTV cameras to both front and rear elevations.

Directions- Using satellite navigation enter the postcode HD3 3NN

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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