



**Hops Drive, Birkby, Huddersfield, HD1 5AD**



**welcome to**

## **Hops Drive, Birkby Huddersfield**

Presented move-in ready and ideal for upsizing families, a modern detached home with off-road parking, a garage, a dining-kitchen and an en-suite master bedroom located on a peaceful cul-de-sac and close to the M62 networks, schools and local amenities. Offered with no onward chain.



### Entrance Porch

Carpeted entrance porch, warmed by a central heating radiator.

### Entrance Hall

Well proportioned entrance hall with carpeted flooring, warmed by a central heating radiator.

### Lounge

10' 2" max x 16' 2" max ( 3.10m max x 4.93m max )  
Fantastically spacious lounge which is modern and move in ready. Fitted with carpeted flooring and warmed by a central heating radiator. With ample natural light from a double glazed window to the front.

### Kitchen

18' 9" x 7' 8" ( 5.71m x 2.34m )  
Larger than average kitchen which is well presented and fitted with tile flooring. With a range of base and wall units with laminate worktops. Integral electric oven and hob with extractor hood, and space for an undercounter washing machine, plus a stand alone fridge/freezer. With lots of natural light from a double glazed window and French doors opening out onto the rear. Warmed by a central heating radiator.

### Downstairs Wc

Ideal downstairs WC adds practicality to the home, well presented and move in ready with tile flooring. Fitted with a low flush WC, wash hand basin and an extractor fan.

### Frist Floor Landing

Good sized landing which has carpeted flooring and a double glazed window to the side. With an integrated cupboard offering lots of extra storage. Plus access to the loft via loft hatch, which has no ladder and is insulated.

### Bedroom One

13' 9" x 9' 9" ( 4.19m x 2.97m )  
Spacious double bedroom with carpeted flooring, warmed by a central heating radiator. With lots of natural light from two double glazed windows to the front.

### En Suite

Well presented and move in ready en suite, with tile flooring. Warmed by a central heating radiator, fitted with a walk in shower cubicle, low flush WC and wash hand basin. Warmed by a central heating radiator.

### Bedroom Two

11' 2" x 8' 9" ( 3.40m x 2.67m )  
Another good sized double bedroom with carpeted flooring and a double glazed window to the rear. Warmed by a central heating radiator.

### Bedroom Three

7' 10" x 9' 9" ( 2.39m x 2.97m )  
The third bedroom makes the home ideal for families or those wanting a home office. Fitted with carpeted flooring and a double glazed window to the rear.

### Bathroom

Good sized family bathroom with tile flooring, fitted with a bath, low flush WC and wash hand basin. Warmed by a central heating radiator. With a double glazed window to the side.

### Garage

Integral garage with full power and lighting and an up and over door, adding extra space to the home and offering the additional bonus of a conversion to a home office or gym.

### External Front

To the front of the property is a well kept paved driveway leading into the integral garage. Plus a lawn area to the front of the property.

### Rear

To the rear of the property is a good sized lawned rear garden, enclosed by a timber fence making the space ideal for families.



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## **Hops Drive, Birkby, Huddersfield**

- Idyllic detached family home
- Cul-de-sac location
- Garage and off-road parking
- Close to the M62 networks with schools and amenities close-by
- Well-presented throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £250,000



Please note the marker reflects the postcode not the actual property

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