



YORKSHIRE'S
FINEST
HOMES COLLECTION



Park Lane, Birdsedge,

Offers In The Region Of
£420,000

- Magnificent four-bedroom semi-detached property
 - Beautifully styled throughout
- Impressive high-ceilinged kitchen diner
 - Conservatory with garden access
- Generous rear garden mainly laid to lawn with patio seating area
 - Sought-after location surrounded by breathtaking views

A magnificent and beautifully presented four-bedroom semi-detached home offering a spacious lounge, impressive dining kitchen, large utility room, downstairs WC, conservatory, ensuite to the principal bedroom, two further double bedrooms, a generous single bedroom, modern house bathroom, plentiful off-road parking, and a stunning rear garden — all set in a sought-after location surrounded by breathtaking views, and fabulous walks.



Entrance Hall

The property opens into a welcoming and spacious entrance hall with a wide staircase leading to the first floor. The area is beautifully styled and provides practical storage space for coats and cloaks.

Lounge

The modern lounge features high ceilings, a charming fireplace, and a large window that perfectly frames the stunning views beyond. A door leads through to the impressive kitchen diner.

Kitchen Diner

Blessed with high ceilings, this stylish kitchen diner is fitted with a range of wall and base units, an integrated double oven, electric hob, and plumbing for a dishwasher. A beautiful, exposed brick fireplace adds character, while there is ample space for a dining table and chairs — perfect for entertaining. Glass doors open into the conservatory.

Conservatory

A wonderful additional living space, ideal for relaxing, sitting, or enjoying a good book. Double doors open out onto the fabulous rear garden. The current vendor has plans available to convert this area into an open-plan dining kitchen.

Utility Room

Accessed from the kitchen, the large utility room provides exceptional storage and includes a sink unit with additional wall and base units. Comparable in size to a standard kitchen, it offers space for a large fridge freezer and serves perfectly as a boot room. A stable-style door leads to the rear garden — ideal for dog owners. There is also access to a separate downstairs WC, perfect for visiting guests.

First Floor Landing

A tastefully styled landing leads to four bedrooms and the house bathroom.





Bedroom

A generously sized double bedroom decorated in neutral tones, featuring dual-aspect windows that create beautiful views and allow plenty of natural light. A door leads to the ensuite.

Ensuite

A modern ensuite shower room comprising a double shower, wash basin with vanity unit below, low-level WC, and an obscure window allowing natural light.

Bedroom

Situated to the front of the property, this magnificent double bedroom boasts high ceilings, double-glazed windows, and absolutely stunning views.

Bedroom

A fabulous double bedroom with magnificent views, high ceilings, stylish décor, and fitted wardrobes.

Bedroom

Currently used as a study, this well-proportioned single bedroom features tasteful styling and a panelled feature wall, positioned toward the front of the property.

House Bathroom

The modern family bathroom comprises a bath with dual shower head over, wash basin with vanity unit, low-level WC, stylish wall and floor tiling, and an obscure window providing plenty of natural light.

Externally

To the front of the property there is ample off-road parking and a side lawn area. A charming drystone wall borders the property.

To the rear, you will find a generous garden mainly laid to lawn with a patio seating area — perfect for relaxing while enjoying the stunning surrounding views. A large shed provides excellent



additional storage.

At the front of the property, the road gives way to a narrow path that leads to numerous walks through open fields and beautiful woods.







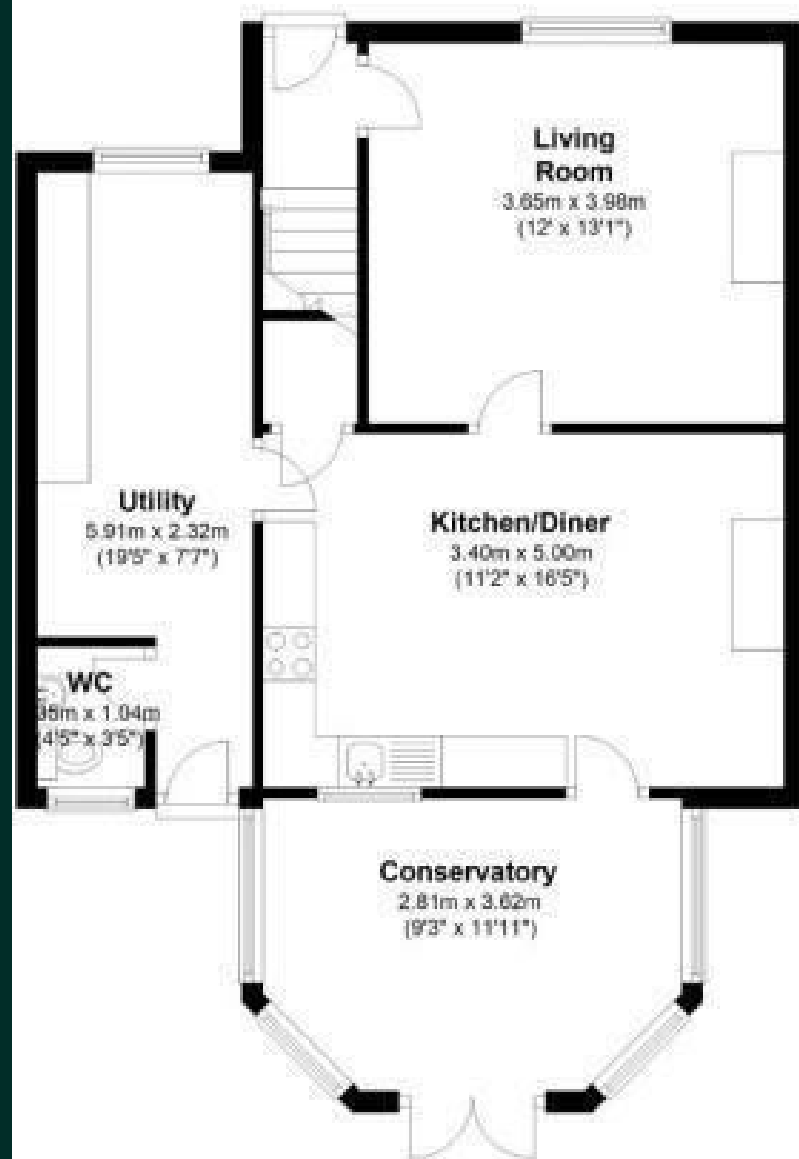






Ground Floor

Approx. 60.2 sq. metres (648.3 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 109.9 sq. metres (1182.6 sq. feet)



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To view Park Lane, Birdsedge, Huddersfield
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