

39 Ponyfield Close, Birkby, Huddersfield, HD2 2BF

Huddersfield

Offers in the Region of

£335,000





Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Occupying an enviable position within a quiet and desirable cul-de-sac, this detached property offers an excellent opportunity for the growing family. Providing spacious and well-proportioned accommodation throughout, the property enjoys a wealth of appealing features, together with generous outdoor space and excellent parking facilities.

The accommodation briefly comprises a welcoming entrance, a spacious living room featuring windows to the front elevation and patio doors to the rear, allowing an abundance of natural light to flood the room and creating a lovely space in which to relax and unwind. There is a generously proportioned kitchen with adjoining utility area, a separate dining room, ideal for family meals and entertaining, together with the added convenience of a ground floor WC.

To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms, with the principal bedroom benefitting from its own en-suite, alongside a further single bedroom and a house bathroom serving the remaining accommodation.

Further benefits include a Nest smart heating system and fitted security alarm, providing additional comfort, convenience and peace of mind.

Externally, the property continues to impress with a particularly generous rear garden, enjoying splendid views and providing an ideal setting for outdoor relaxation, entertaining and family enjoyment. To the front, a block-paved driveway provides off-road parking for two vehicles, whilst a detached double garage, approached via a further tarmac driveway, offers additional parking for two cars, providing excellent parking provision for multiple vehicles.

Conveniently situated for access to Huddersfield town centre, Brighouse, Halifax and the M62 motorway network, the property is ideally placed for a range of local amenities, schooling and commuter links.

An excellent opportunity to acquire a spacious and well-appointed detached family home in a sought-after residential setting.

Entrance Vestibule

Enter the property via a composite door into this useful vestibule with coir matting and PVCu window to side aspect. Access to ground floor WC.

Ground Floor WC

A ground floor fully tiled WC with tiled flooring. Comprising of: a corner WC, a wash basin and a PVCu window to front aspect.





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Living Room

A particularly spacious living room extending the full width of the property, enjoying an attractive bay window to the front elevation, allowing plenty of natural light to fill the room. To the rear, patio doors provide direct access out to the garden, creating a lovely connection between indoor and outdoor living. The focal point of the room is an inset electric stove-effect fireplace with a decorative wooden lintel above, adding warmth and character to the space. The room is further complemented by laminate flooring.

Open Plan Kitchen/Utility

The open-plan kitchen and utility area is fitted with an attractive range of matching cream wall and base units, complemented by laminate work surfaces, tiled splashbacks and practical vinyl flooring. Integrated appliances comprise an electric oven, five-ring gas hob with extractor hood above, ceramic sink and drainer positioned beneath a PVCu window overlooking the rear garden, together with an integrated dishwasher. The space also provides access through to the separate dining room. The adjoining utility area provides further matching cream cabinetry, a stainless steel sink and two freestanding appliance spaces, one of which benefits from plumbing for a washing machine. A composite door offers convenient access out to the rear garden. A practical and well-appointed space, ideally suited to modern family living.





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Dining Room

Flowing from the kitchen is this spacious carpeted dining room with PVCu window to front aspect.

Landing

Carpeted stairs rise to the first floor accommodation. Access to all bedrooms, house bathroom and a useful partially boarded loft with a ladder.

Master Bedroom

A spacious master bedroom with fitted wardrobes and dressing area. PVCu window to front elevation. Access to the en-suite.

En-Suite

A fully tiled en-suite with laminate flooring. Comprising of: a WC a wash basin and a bath with overhead shower and glass screen. PVCu privacy window to rear elevation

Bedroom Two

A double bedroom with fitted wardrobes and PVCu window to front elevation.

Bedroom Three

A single bedroom with fitted wardrobes and PVCu window overlooking the rear garden.

House Bathroom

A fully tiled house bathroom with vinyl flooring. Comprising of: a concealed cistern WC, a wash basin and a bath. Benefitting from a chrome towel rail and PVCu privacy window to front elevation.

Exterior

To the rear of the property is a particularly generous and spacious garden, offering an excellent outdoor space for family enjoyment and entertaining. The garden features a well-maintained lawn, complemented by two separate paved patio areas, ideal for outdoor dining and relaxation. Mature trees provide a pleasant degree of greenery and interest, creating a lovely setting to enjoy throughout the seasons. To the front, a block-paved driveway provides off-road parking for two vehicles, alongside a lawned garden. In addition, the property benefits from a detached double garage, approached via a further tarmac driveway, providing additional parking for a further two vehicles. An excellent combination of outdoor space, garaging and ample parking, adding further appeal to this family home.











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