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**Birkby Hall Road,
Huddersfield,**

Offers over £1,000,000

Greystones is an impressive Edwardian stone-built detached residence designed by Lunn & Kaye dating back to circa 1907. The property occupies a generous plot of approximately a quarter of an acre, and has gardens to three sides offering a good degree of privacy. The property is approached via a gated entrance and also benefits from a detached double garage.

The property has been modernised and extended in recent years, including the addition of a fabulous garden room which complements the existing accommodation perfectly. The extension has created a fantastic family home with three reception rooms together with a large living kitchen, making this an ideal home for both family life and entertaining. The accommodation comprises an entrance hall, impressive living kitchen with integrated appliances and concealed fitted pantry, inner hall, living room, garden room, snug/playroom and downstairs WC. To the first floor, the landing leads to a generous master bedroom with dressing room and en-suite, two further large double bedrooms and a family bathroom. To the second floor there is a further landing, three additional bedrooms and a shower room, providing flexibility for a larger family.

The property also has a substantial basement which provides three spacious rooms, utility room, keeping cellar and useful store.

Outside, the gardens extend to three sides and offer a degree of privacy. There are areas of lawn, a flagged sun terrace, detached summer house and barbecue area, providing a lovely setting for outdoor entertaining and enjoying the gardens. Further benefits include gas central heating, sealed unit double glazing, security alarm and CCTV.

The property is ideally situated for easy access to the amenities of neighbouring Lindley, which offers an excellent selection of bars, restaurants and shops. It is also conveniently located close to well-regarded local schools and is within a short drive of the M62 motorway network, providing excellent commuter links.

**Birkby Hall Road,
Huddersfield,**

Floorplan



Total floor area: 361.4 sq.m. (3,890 sq.ft.)

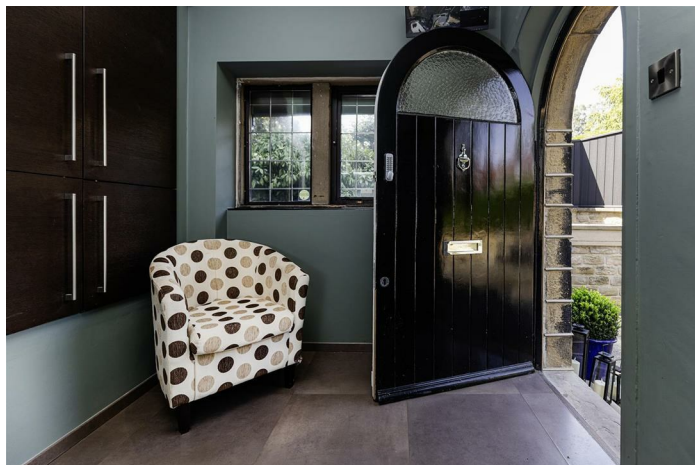
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Rear Entrance



A timber and glazed door opens into the welcoming entrance hall, which features two attractive leaded double-glazed windows with exposed stone mullions. The hall has tiled flooring, inset downlights and a radiator, together with a useful cloakroom cupboard providing shelving. A further door gives access to the basement.

Basement

The basement provides three useful rooms. The first room features a stone table and sliding doors which conceals a shelving area currently used for wine storage, ceiling light point and power points. The second room is currently utilised as a utility area and houses the central heating boiler, plumbing for an automatic washing machine and space for a tumble dryer, along with the consumer units and a radiator. The third room has shelving for useful storage. A heavy timber-panelled door provides access to the outdoor stairwell which leads to rear elevation.

Dining Kitchen



From the entrance hall, a timber-panelled door leads into the impressive dining kitchen, which acts as the hub of the home and offers a wonderful blend of original character and contemporary style. The room enjoys an abundance of natural light from several leaded double-glazed windows with attractive stone mullions to two elevations, while the tiled flooring runs throughout. The kitchen is fitted with a two-oven gas Aga, together with a range of cupboards, two pull-out larders and twin doors providing access to a useful walk-in pantry. A large central island features Corian-style worktops and incorporates pan drawers, a Bosch oven, Bosch dishwasher and an AEG four-ring induction hob. The worktops extend to create a breakfast bar, while an inset one-and-a-half bowl sink with chrome mixer tap completes the kitchen. Inset downlights are set within the ceiling, providing additional illumination. The adjoining sitting area has a charming circular leaded double-glazed window overlooking the side garden, together with inset downlights and a radiator, creating a comfortable and relaxing space within this sociable room.

Main Hallway

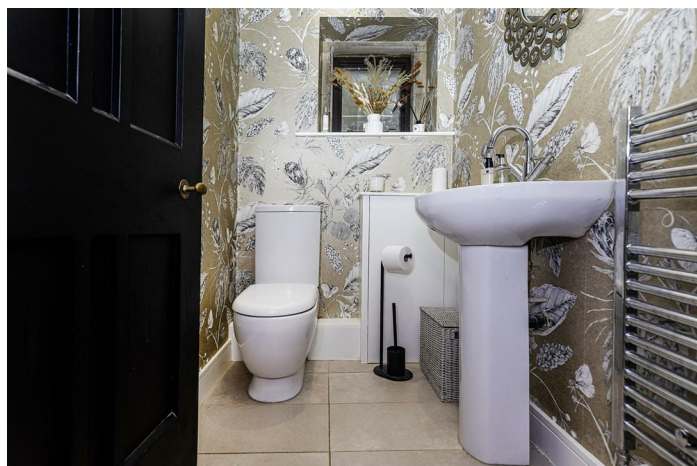
The main hallway gives access to the following rooms:

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Cloakroom/WC



This room houses a white suite comprising a low-level WC and a pedestal hand basin with chrome monobloc tap. It has inset downlights to the ceiling and a wall-mounted chrome ladder style heater towel rail. Natural light comes from the side elevation via a leaded double-glazed window.

Garden Room



A uPVC double-glazed door with matching side panels opens into the bright and spacious garden room, where the tiled flooring continues through from the adjoining accommodation, which also benefits from underfloor heating. The room enjoys an abundance of natural light, with double-glazed windows to three elevations, together with an attractive atrium-style roof window.

There is inset downlighting to the ceiling, while a set of

sliding doors opens onto the sun terrace. The terrace is finished with tiled flooring and enclosed by a glass balustrade, with steps leading down into the garden. Sonos outdoor speakers are also fitted, making this an ideal space for entertaining and enjoying the garden during the warmer months.

Lounge



This principal reception room is positioned at the front of the property and enjoys plenty of natural light through several leaded uPVC double-glazed windows with attractive stone mullions to the front and side elevations. A feature media wall incorporates an electric fire, while inset downlighting, power points and a radiator complete the room.

Snug/Playroom



This versatile and useful room is currently utilised as a home

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office , historically used a playroom and features attractive oak flooring, together with several double-glazed windows with stone mullions providing plenty of natural light. A wood-burning stove sits on a stone hearth, complemented by inset downlighting to the ceiling. There is spacious understairs storage cupboard currently housing the properties wifi hub.

First Floor Landing



A staircase rises from the hallway to a half landing, which enjoys further natural light from leaded double-glazed windows to the side elevation, before continuing to the first floor. The landing has inset downlights, power points and access to the following rooms:

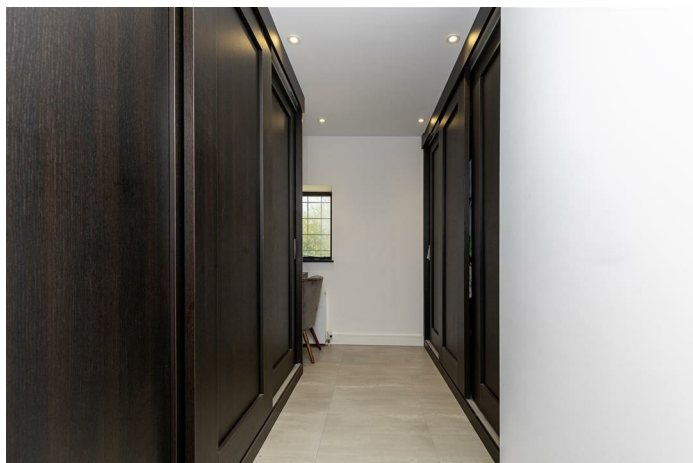
Bedroom One



The master bedroom has natural light from two elevations via several leaded double-glazed windows with granite

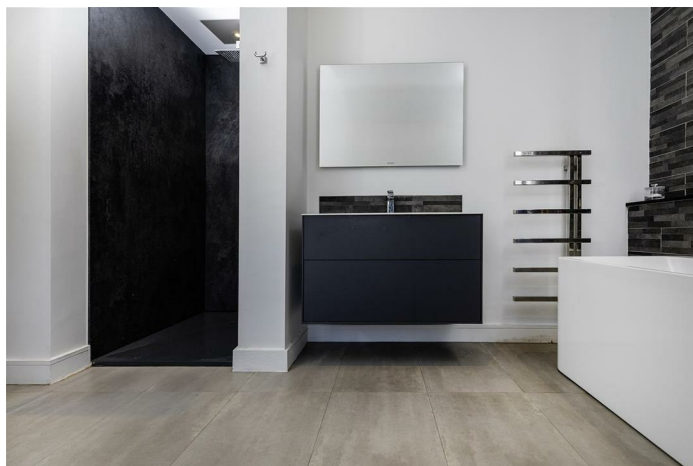
window sills. It has a radiator, inset downlights to the ceiling and access to a dressing room.

Dressing Room



This area has fitted wardrobes, a dressing table, inset downlights to the ceiling, tiled flooring and a radiator. Natural light comes from the side elevation via a leaded double-glazed window.

En Suite



The modern white suite comprises a Villeroy & Boch vanity hand basin with chrome monobloc tap, a panelled bath with an inset tap and a walk-in wet area with a mains fed shower.

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Bedroom Two



This double bedroom has wall length fitted wardrobes with hanging rails and shelving, and a vanity hand basin set to a timber shelf, with additional shelving beneath. It has power points, a ceiling light point and a radiator. Natural light comes from the side elevation via several leaded double-glazed windows.

Bedroom Three



This double bedroom is positioned at the rear of the property and has several leaded timber and double-glazed windows overlooking the rear garden. There is fitted shelving to the alcove, inset downlights to the ceiling, power points and a radiator. A useful under eaves storage area has a Velux window and power points.

House Bathroom



The modern white suite comprises a roll-top bath with a chrome waterfall tap over, twin vanity hand basins with waterfall taps and storage beneath and a walk-in double shower cubicle, home to a mains fed shower. The walls are tiled with a contrasting tiled floor, along with inset downlights to the ceiling and a chrome ladder style heated towel rail. Additional light comes from the side elevation via three timber and leaded double-glazed windows.

Second Floor Landing



From the first floor landing, a staircase continues up to the second floor, which has three timber and leaded double-glazed windows overlooking the rear garden. There is a ceiling light point, a radiator and access to the following rooms:

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Bedroom Four



This double attic bedroom has inset downlights to the ceiling, exposed beams, a Velux window, power points and a radiator.

Bedroom Five



This double bedroom also has exposed beams, a Velux window, power points and a radiator.

Bedroom Six



This room is purely utilised as a home office and has oak flooring, exposed beams, spotlights, power points and a radiator. Natural light comes from a Velux window.

House Shower Room



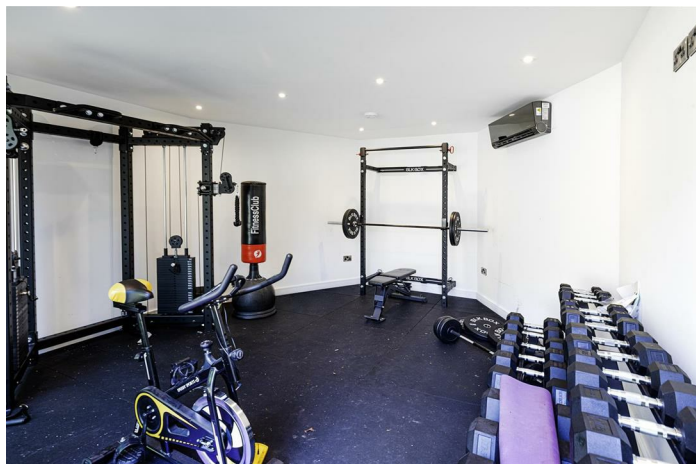
This room houses a modern white suite comprising a low-level WC, vanity hand basin with chrome monobloc tap and a double walk-in shower area, home to a mains fed shower. The walls are tiled with contrasting tiled flooring. There are exposed beams and inset downlights to the ceiling, a ladder style heated towel rail and a Velux double-glazed window providing natural light.

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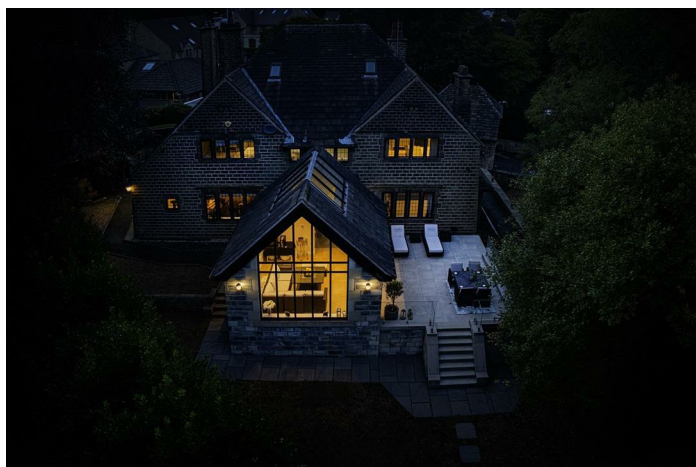


Home Gym/Office



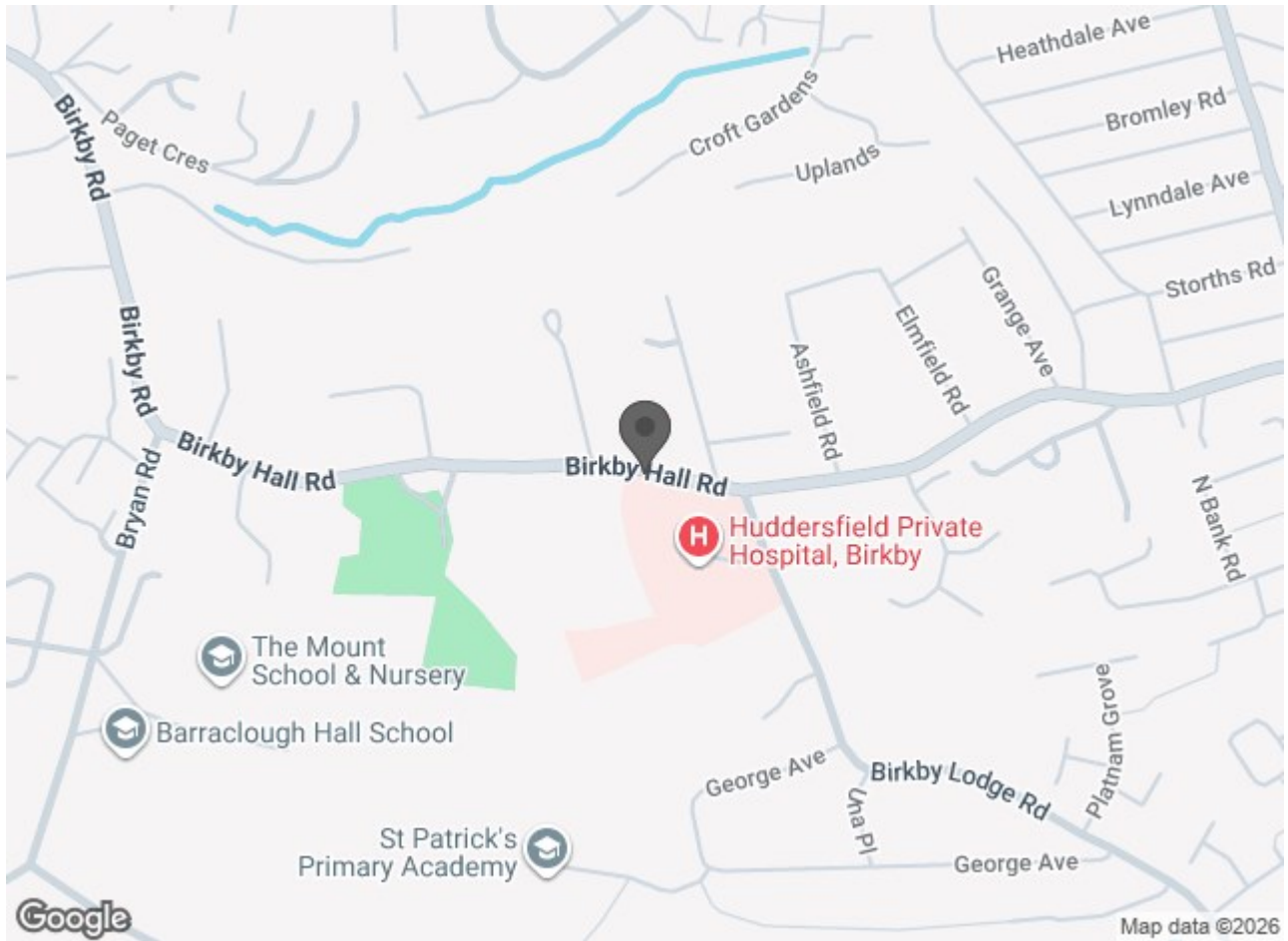
At the foot of the garden is a useful home gym/office, accessed via sliding double doors. Currently utilised as a gym, the room is equipped with air conditioning and heating, power points, Wi-Fi and inset downlighting, making it a versatile space that could easily adapt to a variety of uses.

External Details



There is a detached double garage with an electrically operated up-and-over door, complemented by a stone roof and garden areas to three sides. The property also benefits from ample off-road parking for several vehicles, accessed via an electrically operated entrance gate. In addition there is a useful outhouse used to store tools etc. The property benefits from a security alarm system and external CCTV.

Birkby Hall Road, Huddersfield, Directions



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Huddersfield,**

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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