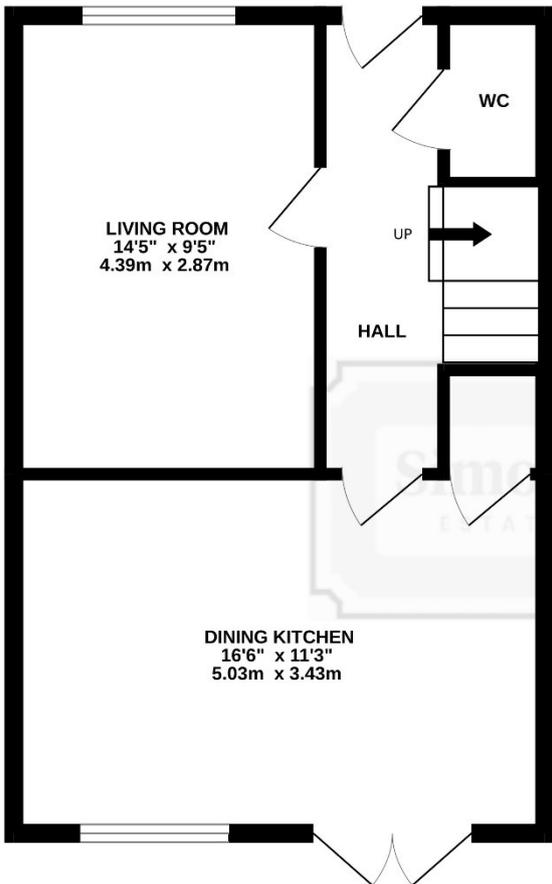


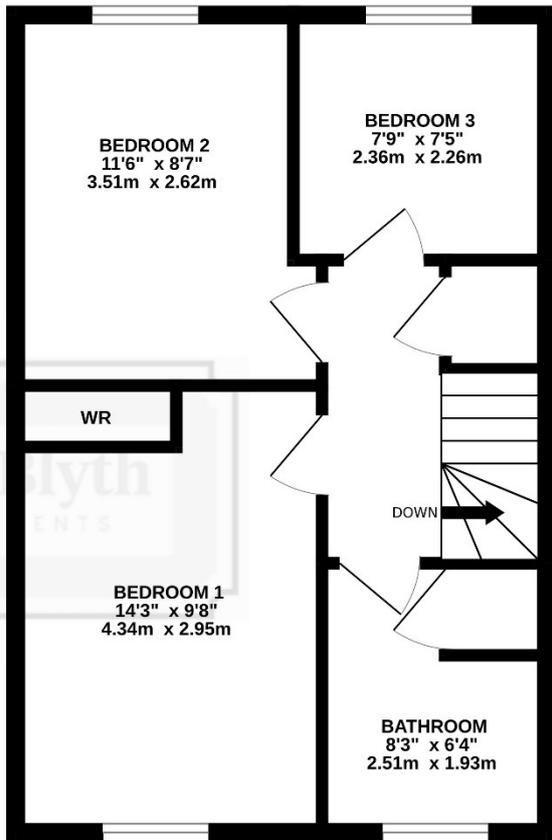


15 Forest Court, Birchencliffe, Huddersfield, HD2 2FY

GROUND FLOOR



1ST FLOOR



FOREST COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

PROPERTY DESCRIPTION

A beautifully presented 3 bedroomed end town house situated in the picturesque Grimescar Valley and constructed by Harron homes.

The property is located on a cul-de-sac just a few minutes drive from J24 of the M62 together with local amenities in neighbouring Lindley. The accommodation is served by a gas central heating system uPVC double glazing and briefly comprises to the ground floor, entrance hall, downstairs w/c, living room and dining kitchen with integrated appliances and French doors to the rear garden. First floor landing leading to 3 bedrooms and bathroom. Externally there is a double width block paved drive with EV charging point at the front together with an enclosed lawned garden to the rear.

Offers Around £285,000

ENTRANCE HALL

With a composite panelled and sealed unit double glazed door, ceiling light point, central heating radiator and to one side a spindled staircase rises to the first floor. From the hallway access can be gained to the following rooms: -



DOWNSTAIRS W.C

Measurements- 5'2" x 2'9"

With a ceiling light point, extractor fan, half tiled walls, central heating radiator and fitted with a suite comprising corner pedestal wash basin with chrome monobloc tap and low flush w.c.

LIVING ROOM

Measurements- 14'5" x 9'5"

A comfortable and well-proportioned reception room which has a uPVC double glazed window looking out to the front. There is a ceiling light point and central heating radiator.



DINING KITCHEN

Measurements – 16'6" x 11'3"

As the dimensions indicate this is a spacious room which is situated to the rear of the property and has a uPVC double glazed window together with adjacent uPVC double glazed French doors opening onto the garden and with views to Grimescar. There are inset LED downlighters together with a ceiling light point over the dining section. Beneath the staircase there is a useful storage cupboard, central heating radiator and fitted with a range of grey gloss base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with overlying worktops and splashbacks, there is an inset Franke one and half bowl single drainer stainless steel sink with Hansgrohe chrome monobloc tap, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric fan assisted oven beneath, integrated fridge, integrated freezer, integrated dishwasher, plumbing for automatic washing machine and cupboard housing an ideal logic gas fired central heating boiler.





FIRST FLOOR

LANDING

With a ceiling light point, loft access, central heating radiator and cupboard over the bulkhead. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'3" x 9'8"

A double room with a uPVC double glazed window looking out over the rear garden and with views across to Grimescar. There is a ceiling light point, central heating radiator and fitted floor to ceiling part mirror fronted wardrobes.



BEDROOM TWO

Measurements- 11'6" x 8'7"

A double room situated to the front of the property and having a uPVC double glazed window, ceiling light point and central heating radiator.



BEDROOM THREE

Measurements- 7'9" x 7'5"

This is situated adjacent to bedroom two and has a uPVC double glazed window, ceiling light point and central heating radiator.



BATHROOM

Measurements- 8'3" x 6'4"

With a frosted uPVC double glazed window, inset LED downlighters, central heating radiator, storage cupboard and fitted with a suite comprising pedestal wash basin with Hansgrohe chrome monobloc tap, low flush w.c and panelled bath with glazed shower screen and chrome shower fitting over.



OUTSIDE

PARKING

To the front of the property there is a double width herringbone block paved driveway which provides off-road parking for two cars side by side together with an electric EV charging point.



GARDENS

To the front of the property there is a flagged pathway to the side of the parking area this continues part way across the front of the house giving access to the main entrance where there is also gravelled sections. The flagged pathway then continues down the lefthand side with a timber hand gate giving access to the rear garden. There is a secure rear garden which has timber fencing together with a timber hand gate and has flagged pathway, flagged patio and lawn.



ADDITIONAL INFORMATION

Central heating- The property has a gas fired central heating system with Nest

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – C

Directions- Using satellite navigation enter the postcode HD2 2FY

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259