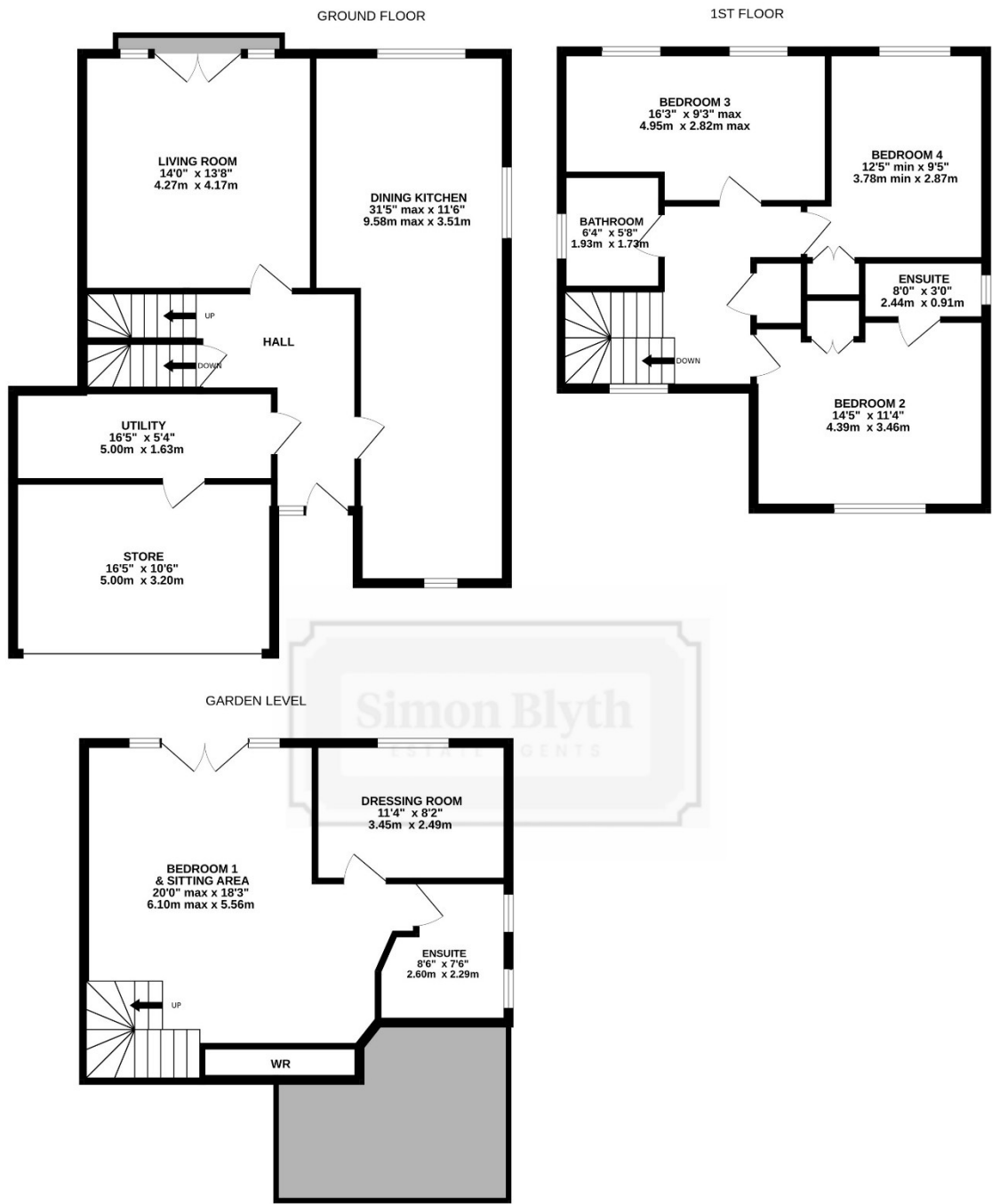




34 Harefield Park, Birkby, Huddersfield, HD2 2AS



HAREFIELD PARK

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.
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PROPERTY DESCRIPTION

A beautifully presented stone built four double bedroom detached family house situated towards the end of a cul-de-sac and enjoying wonderful views to the rear over fields which line to the Grimescar Valley. The property provides a generous level of accommodation arranged over three floors with a gas central heating system with uPVC double glazing and briefly comprising to the ground floor entrance hall, large stylish fitted dining kitchen with integrated appliances, living room and utility room. At garden level to the rear there is a stunning master suite which comprises bedroom and sitting area with fitted wardrobe, fitted dressing room and en-suite shower room. To the first floor a landing gives access to three further double bedrooms one of which has an en-suite and bathroom. Externally a double width resin driveway provides off-road parking together with EV charging point and former garage which now provides useful storage and accessed via an electric up and over door or courtesy door from the utility room. There are gardens to front and rear with a lovely garden designed with ease of maintenance with stone flagged patio, astro turf, timber decking and views over the Grimescar Valley.

Offers Around £600,000

GROUND FLOOR

ENTRANCE HALL

This has a timber and frosted sealed unit double glazed door together with adjacent timber and frosted sealed unit double glazed window, there is a ceiling light point, ceiling coving, central heating radiator, tiled floor and to one side a staircase rises to the first floor with a further staircase adjacent to this leading to the garden level. From the hallway access can be gained to the following rooms: -



LIVING ROOM

Measurements- 14'0" x 13'8"

A comfortable and generously proportioned reception room situated to the rear of the property and having uPVC double glazed French doors with Juliet balcony and further uPVC double glazed windows to either side all of which provide this area with plenty of natural light and take advantage of lovely aspect over the Grimescar Valley. There is ceiling coving, two central heating radiators, two wall light points and as the main focal point of the room there is a feature fireplace with limestone surround and inset together with a coal effect gas fire resting on a limestone hearth.



DINING KITCHEN

Measurements – 31'5" x 11'6"

As the dimensions indicate this is a particular spacious area which is flooded with natural light from uPVC double glazed windows to both front and rear elevations as well as to the side. The windows to the rear elevation are almost floor to ceiling in height and these take advantage of the lovely aspect over the Grimescar Valley. There are numerous inset LED downlighters, ceiling light point over the island unit, tiled floor with electric underfloor heating, central heating radiator and fitted with a stylish range of dove grey handleless soft closing base and wall cupboards, drawers, pan drawers, overlying quartz effect worktops with matching splashbacks, inset single drainer sink with chrome mixer tap, Bosch induction hob with extractor hood over, twin Bosch electric fan assisted ovens, combi oven and warming drawer, integrated wine cooler, integrated dishwasher, integrated Liebherr larder fridge with ice maker and Bosch larder fridge. The island unit has a quartz worktop with storage cupboards beneath and this extends to one side with a timber oak effect breakfast bar.



UTILITY ROOM

Measurements – 16'5" x 5'4"

This has inset LED downlighters, tiled floor, wall mounted electric heater and fitted with a good range of white gloss base and wall cupboards which provide excellent storage two of which have fitted cloaks rail. There is an integrated washing machine together with under counter space for tumble drier and a courtesy door giving access to the former double garage which now provides excellent storage.

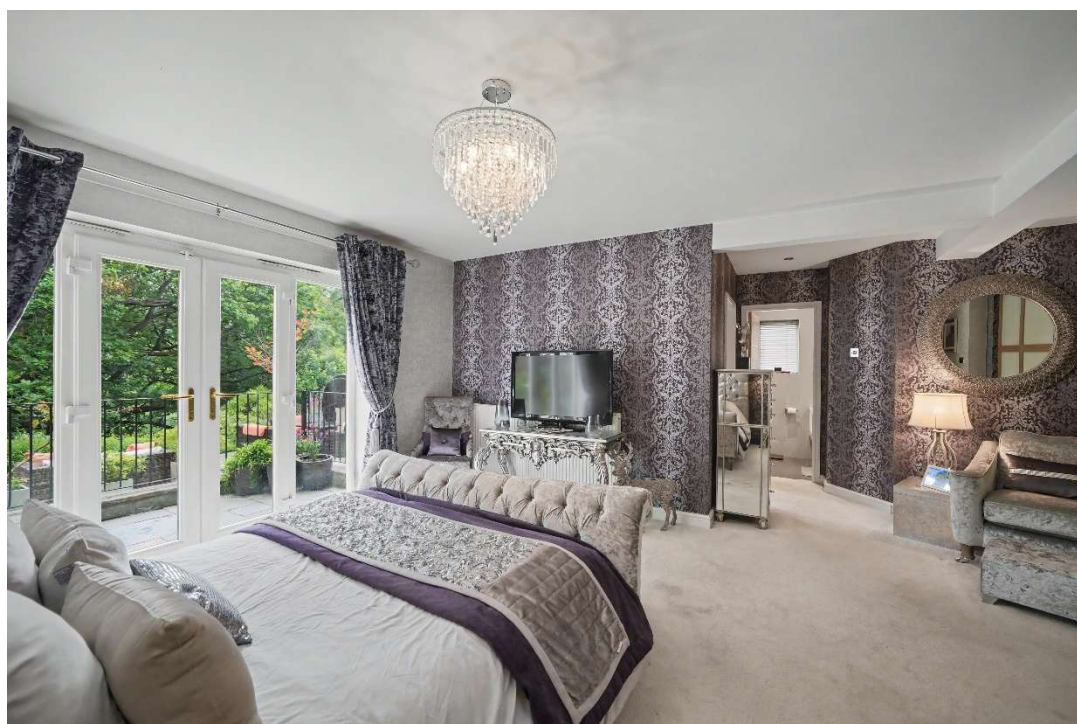
From the hallway a timber and glazed door opens onto a staircase which leads down to garden level where there is a stunning master suite.

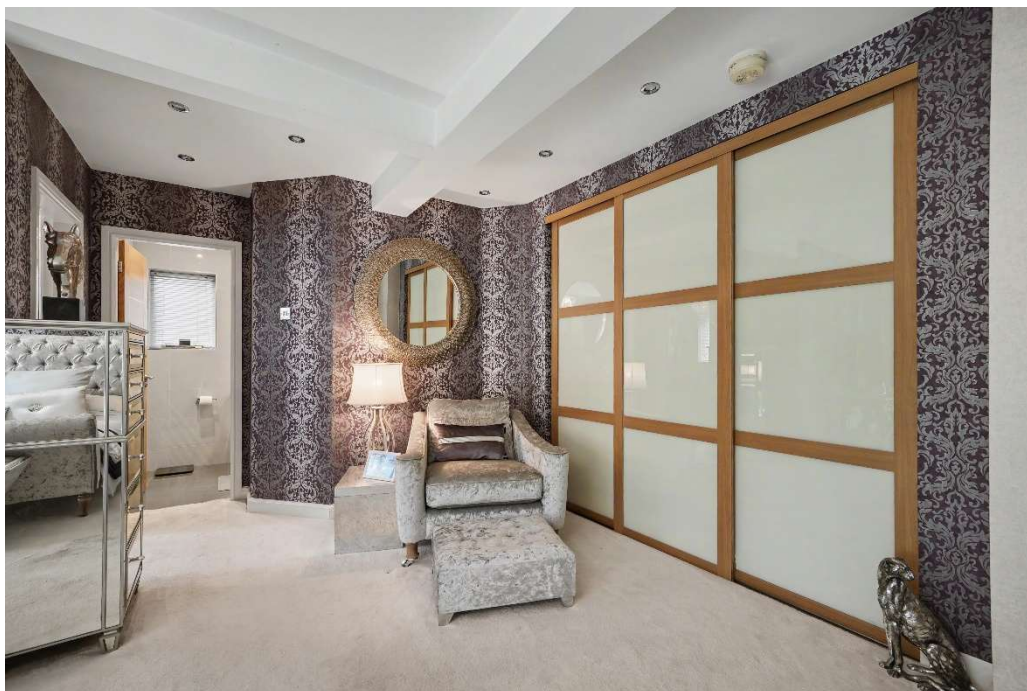


MASTER SUITE BEDROOM/SITING AREA

Measurements- 20'0" x 18'3" maximum

This generous space incorporates a bank of fitted sliding door wardrobes, there are inset LED downlighters, ceiling light point, two central heating radiators and uPVC double glazed French doors with uPVC double glazed windows to either side providing the room with ample natural light and with a lovely aspect over the properties gardens and of the Grimescar Valley beyond. From the bedroom there are doors giving access to a fitted dressina room and en-suite shower room.

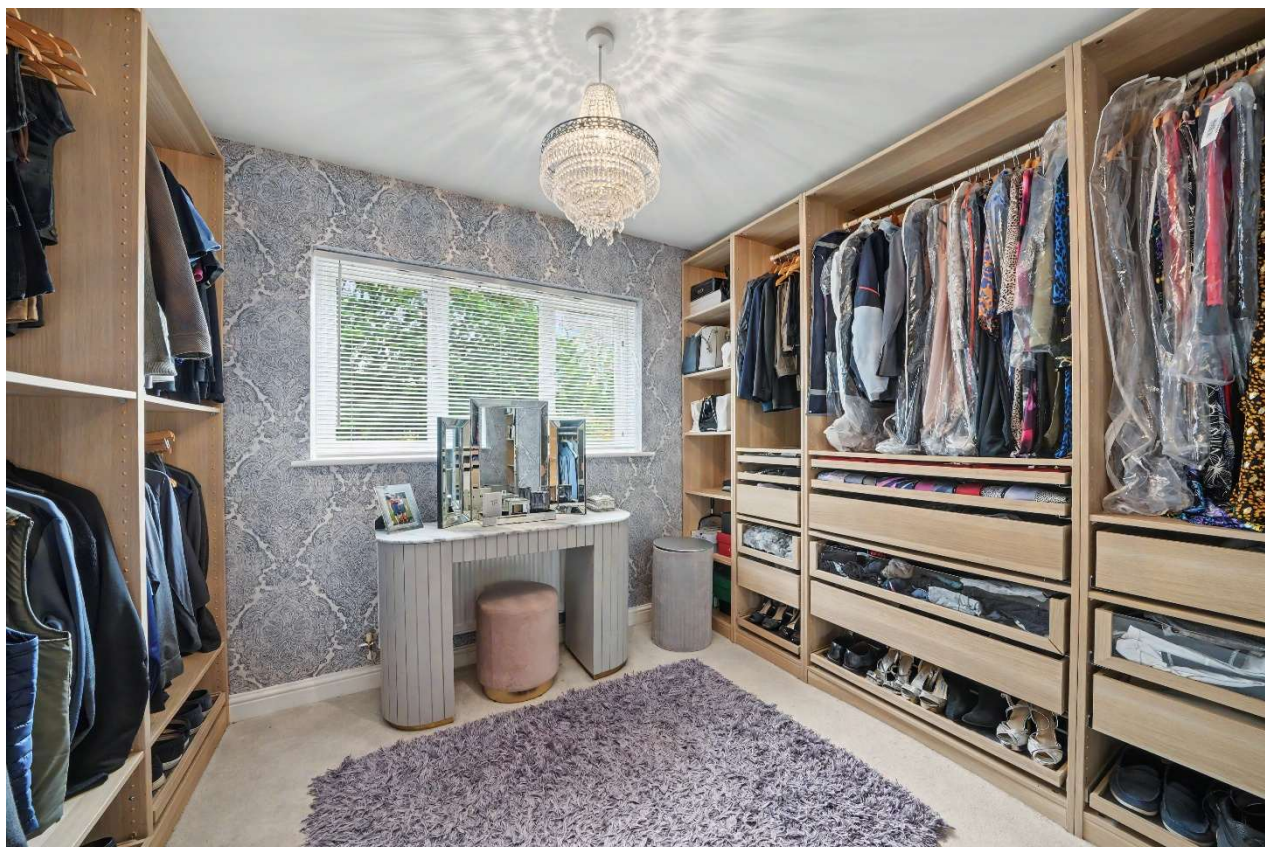




DRESSING ROOM

Measurements – 11'4" x 8'2"

With uPVC double glazed window, ceiling light point, central heating radiator and having two banks of fitted open wardrobes with cloaks rails, shoe storage, shelving and drawers.



EN-SUITE SHOWER ROOM

Measurements- 8'6" x 7'6"

With two frosted uPVC double glazed windows, inset LED downlighters, floor to ceiling tiled walls, tiled floor with under floor heating, heated towel rail, cupboard housing an ideal gas fired central heating boiler and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and large shower cubicle with sliding glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



FIRST FLOOR

LANDING

With glass panelled balustrade with timber handrail, uPVC double glazed window, ceiling light point, loft access and cylinder cupboard. From the landing access can be gained to the following rooms: -

BEDROOM TWO

Measurements- 14'5" x 11'4"

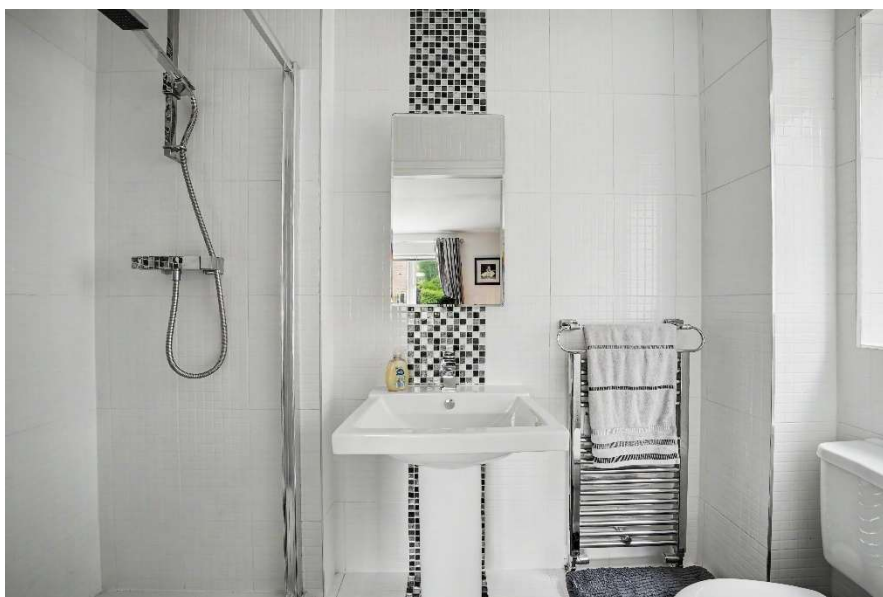
A double room with a uPVC double glazed window looking out over the front garden, there is a wall light point, central heating radiator and twin panelled door recessed wardrobe. To one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 8'0" x 3'0"

With a frosted uPVC double glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c. and shower cubicle with bi-fold door and chrome shower fitting.



BEDROOM THREE

Measurements – 16'3" x 9'3" maximum

This was formally two bedrooms but has been converted into one large double and is situated to the rear of the property with two uPVC double glazed windows looking out over the rear garden with a lovely aspect beyond the Grimescar Valley. There is a ceiling light point and two central heating radiators.



BEDROOM FOUR

Measurements – 12'5" x 9'5"

A double room situated adjacent to bedroom three and enjoying a similar aspect through a uPVC double glazed window. There is a ceiling light point, central heating radiator and twin panelled door recessed wardrobe.



BATHROOM

Measurements – 5'8" x 6'4"

With a frosted uPVC double glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, shaver socket, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin, low flush w.c. and shower cubicle with



OUTSIDE

PARKING

To the front of the property there is a resin driveway with a block paved border which provides off-road parking for two cars side by side.

FORMER GARAGE

Measurements- 16'5" x 10'6"

This has an electric up and over door, power, light and water.

GARDENS

To the front of the property there is a lawned garden with planted trees and shrubs to the borders which provide a degree of privacy, there is external lighting EV charging point and to the right-hand side a flight of steps lead to the rear garden. Also to the side there is an outside cold-water tap. The rear garden has been designed ease of maintenance and has a stone flagged patio which can be accessed from the master suite and from the patio a short flight of steps leads down to an area of astro turf and beyond this there is timber decking with inset uplighters and planted trees and shrubs to the borders. From here there is a lovely aspect across fields and over the Grimescar Valley.





ADDITIONAL INFORMATION

Central heating-- The property has a gas central heating system with electric underfloor heating to the dining kitchen and en-suite to the master bedroom.

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – F

Directions- Using satellite navigation enter the postcode HD2 2AS

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)

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Sunday - 11:00 to 14:00



MAIN CONTACTS

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