



Hops Drive, Birkby, Huddersfield, HD1 5AD

welcome to

Hops Drive, Birkby Huddersfield

****OFFERS OVER £240,000**** Presented move-in ready and ideal for upsizing families, a modern detached home with off-road parking, a garage, a dining-kitchen and an en-suite master bedroom located on a peaceful cul-de-sac. Offered with no onward chain.



Entrance Porch

Carpeted entrance porch, warmed by a central heating radiator.

Entrance Hall

Well proportioned entrance hall with carpeted flooring, warmed by a central heating radiator.

Lounge

10' 2" max x 16' 2" max (3.10m max x 4.93m max)
Fantastically spacious lounge which is modern and move in ready. Fitted with carpeted flooring and warmed by a central heating radiator. With ample natural light from a double glazed window to the front.

Kitchen

18' 9" x 7' 8" (5.71m x 2.34m)
Larger than average kitchen which is well presented and fitted with tile flooring. With a range of base and wall units with laminate worktops. Integral electric oven and hob with extractor hood, and space for an undercounter washing machine, plus a stand alone fridge/freezer. With lots of natural light from a double glazed window and French doors opening out onto the rear. Warmed by a central heating radiator.

Downstairs Wc

Ideal downstairs WC adds practicality to the home, well presented and move in ready with tile flooring. Fitted with a low flush WC, wash hand basin and an extractor fan.

Frist Floor Landing

Good sized landing which has carpeted flooring and a double glazed window to the side. With an integrated cupboard offering lots of extra storage. Plus access to the loft via loft hatch, which has no ladder and is insulated.

Bedroom One

13' 9" x 9' 9" (4.19m x 2.97m)
Spacious double bedroom with carpeted flooring, warmed by a central heating radiator. With lots of natural light from two double glazed windows to the front.

En Suite

Well presented and move in ready en suite, with tile flooring. Warmed by a central heating radiator, fitted with a walk in shower cubicle, low flush WC and wash hand basin. Warmed by a central heating radiator.

Bedroom Two

11' 2" x 8' 9" (3.40m x 2.67m)
Another good sized double bedroom with carpeted flooring and a double glazed window to the rear. Warmed by a central heating radiator.

Bedroom Three

7' 10" x 9' 9" (2.39m x 2.97m)
The third bedroom makes the home ideal for families or those wanting a home office. Fitted with carpeted flooring and a double glazed window to the rear.

Bathroom

Good sized family bathroom with tile flooring, fitted with a bath, low flush WC and wash hand basin. Warmed by a central heating radiator. With a double glazed window to the side.

Garage

Integral garage with full power and lighting and an up and over door, adding extra space to the home and offering the additional bonus of a conversion to a home office or gym.

External Front

To the front of the property is a well kept paved driveway leading into the integral garage. Plus a lawn area to the front of the property.

Rear

To the rear of the property is a good sized lawned rear garden, enclosed by a timber fence making the space ideal for families.



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welcome to

Hops Drive, Birkby Huddersfield

- Idyllic detached family home
- Cul-de-sac location
- Garage and off-road parking
- Close to the M62 networks with schools and amenities close-by
- Well-presented throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117767 - 0008

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