



20 Forest Court, Huddersfield, HD2 2FY
Huddersfield

Offers in the Region of
£495,000



Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

An immaculately presented four double bedroom detached property situated in the popular residential area of Birchencliffe. This residence is poised to capture significant attention, having been meticulously styled to a high standard by the current owners, the property has high quality fixtures, fittings and sophisticated design that can only be appreciated upon internal viewing!

Briefly the property comprises of an entrance hallway, a living room, a luxury kitchen with a spacious dining area benefitting from patio doors leading out to the private and enclosed rear garden, perfect for entertaining, a utility, a second reception room and a ground-floor WC. To the first floor there is a large master bedroom with fitted wardrobes and a luxury en-suite, a further three double bedrooms and again a luxury house bathroom.

To the rear of the property is this private and enclosed rear garden with a large paved patio area and a lawn. Benefiting from an access gate to the front driveway with off road parking for five cars and a double garage. To the front is a paved pathway with a further lawn leading to a stone arched entrance with mature shrubs surrounding the property

Located just off Ainley Top roundabout and just a short drive from Huddersfield town centre and the M62 network, it provides an easy commute to the nearby cities of Leeds and Manchester. The popular Lindley village is just a short drive away offering an array of boutique shops, restaurants and bars. The property is also in the catchment area for Lindley Infant and Junior schools which are Ofsted outstanding.





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Entrance Hallway

Enter this stylish property via a composite door into the hallway with laminate flooring and benefiting from under-stairs storage. Access to living room, second reception room and kitchen/diner. Carpeted stairs rise to first floor accommodation.

Living Room

Enter this spacious living room via wood and glass double doors and benefiting from a neutral carpet. Two PVCu windows with internal blinds provides plenty of natural light.

Second Reception Room

A generously proportioned second reception room, which could be utilised for a variety of purposes, a family room which is an ideal place for children to play, an office or can be used as a snug for the whole family to enjoy. PVCu window to front aspect.

Kitchen/Diner

The hub of the home is this luxury kitchen with laminate flooring, a spacious dining area and benefiting from floor to ceiling patio doors with windows to the side. The kitchen has grey matching wall and base units and quartz work surfaces. Integrated appliances comprise of: an eye level electric double oven, a five ring gas hob, an extractor, a fridge/freezer, a dishwasher and a 1.5 inset stainless steel sink and drainer under a PVCu window overlooking the rear garden. The spacious dining area has ample space for a family dining table. An archway leads through to the utility and ground floor WC.

Utility

A useful utility with grey base units, laminate flooring and quartz work surfaces. There is an integrated washing machine and one free standing space for an appliance. Access to the rear garden via a composite door and access to the ground-floor WC.

Ground-floor WC

A partially tiled ground-floor WC with laminate flooring. Comprising of: WC and a wash basin. PVCu privacy window to side aspect.

Landing

Carpeted stairs rise to the first floor landing with arched PVCu window to front aspect. Access to all bedrooms and house bathroom. Benefitting from a storage cupboard.





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Master Bedroom

To the front of the property is this spacious master bedroom with fitted mirrored sliding wardrobes and luxury en-suite. PVCu window to front elevation.

En-Suite

A partially tiled en-suite with tiled flooring. Comprising of WC, wash basin and a shower with glass sliding doors. Benefitting from a chrome towel rail and mirrored cabinet. PVCu privacy window to side elevation.

Bedroom Two

To the front is the second double bedroom with neutral carpet and PVCu window to front aspect

Bedroom Three

To the rear is a third double bedroom. PVCu window to front elevation

Bedroom Four

A fourth double bedroom to the rear again with neutral carpet and benefiting from feature panelling and a PVCu window to the rear.

House Bathroom

A luxury partially tiled bathroom with tiled flooring. Comprising of a WC, a wash basin, a bath and a shower unit with glass door. A PVCu privacy window to rear elevation.

Exterior

To the rear of the property is this private and enclosed garden with a lawn and paved patio area and ideal space for entertaining. There is an access gate from the garden to the detached double garage, which has up and over doors. A block paved driveway provides five off-road parking spaces. To the front of the property is a paved pathway, a lawn and an abundance of mature shrubs providing privacy.







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