



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 8 Birks Road, Huddersfield, HD3 4TD Offers In The Region Of £210,000

**\*SOLD\* BY ADM RESIDENTIAL \*\*A Fantastic Family Purchase Of A Four Bedroom Detached Residence\*\*** Set within a Woodland aspect in a highly sought after location in Longwood off Dale Street, handily situated close to all local amenities, highly regarded schools and well renowned local shops and restaurants. Ideally located for convenient access to Huddersfield town centre, M62 motorway links with good bus routes. The property boasts gas central heating, double glazing and security alarmed, well presented throughout with natural decoration. Offering a spacious family sized accommodation set over two floors, briefly comprises of:- reception hallway, open plan lounge which leads to a dining area, modern fitted kitchen, inner lobby which offers separate storage cupboard, a separate w/c and access to garage. To the first floor landing with access to a loft, there are four double bedrooms and a large family bathroom. Externally the property offers a large corner plot with driveway to front leading to the integral garage and gated access to the side lawned landscaped gardens. To the rear a large stepped patio and raised flagged patio with mature shrubs and flower beds. A perfect purchase for a family looking to move within this area of Huddersfield. Viewings by appointment only, PLEASE CALL ADM RESIDENTIAL TODAY ON 01484 644555

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### Entrance Door

Entrance Upvc door leading to:-

### Reception Hallway



A reception hallway with a large featured oval stained glass window to the front aspect, staircase rises to the first floor landing, wall mounted gas central heating radiator, doors leading to:-

### Lounge 14'2" x 9'10" (4.32 x 3.00)



A well appointed lounge with Upvc stained glass featured oval window to side aspect and Upvc window over looking the front gardens, providing an abundance of natural light which floods the room. Featuring a modern fire surround with marble effect back and hearth, inset pebble effect gas fire, T.V.point and Telephone point. Finished with a wall mounted gas central heating radiator:

### Dining Area 11'7" x 9'9" (3.53 x 2.97)



Opening onto the dining area via an archway with Upvc oval window to the side aspect and Upvc patio doors leading to the rear garden, finished with a wall mounted gas central heated radiator:

### Modern Kitchen 9'10" x 9'11" (3.00 x 3.02)



A modern fitted kitchen with Upvc double glazed window to the rear aspect and a Upvc door leading to the rear patio garden. Featuring matching range of base and wall mounted units in Beech wood with satin chrome effect fittings, contrasting roll edged laminate working surfaces, matching rustic tiled splash backs, an inset scratch resistant resin sink unit with drainer and mixer tap. Integral four ring gas hob and double oven with extractor hood over, integral dishwasher and integral fridge. Finished with ceiling spot lighting and a wall mounted gas central heating radiator, tiled flooring, door leading to:

### Inner Lobby

Door leading to inner lobby, with separate w/c, door leading to garage and storage area:

### Storage Room

A useful storage cupboard, housing fuse box, power and light:

### Separate Cloakroom 5'1" x 2'10" (1.55 x 0.86)



Separate w/c with Upvc window to side elevation, comprising of a two piece suite in white incorporating a low level flush w/c and hand wash basin with mixer tap, finished with vinyl flooring:

### Access To Garage

Door leading to a well appointed single garage with electric door, power and light, there is also plumbing for an automatic washing machine, space for a condenser dryer and ample space for further fridge freezer:

### To The First Floor Landing



To the first floor landing, doors leading to all rooms, useful loft hatch and wall mounted gas central heating radiator:

### House Bathroom 7'9" x 5'11" (2.36 x 1.80)



A partly tiled modern house bathroom with Upvc double glazed window to rear elevation, featuring three piece suite in white with chrome effect fittings. Incorporating panelled bath with mixer tap and mains fitted shower over bath with curtain rail, hand wash pedestal and a low level flush w/c. Finished with extractor fan, wall mounted gas central heating radiator, vinyl flooring:

### Master Bedroom 12'7" x 10'7" (3.84 x 3.23)



A double bedroom with Upvc window to the front aspect, fitted wardrobes to both sides with built-in dresser, matching bed side cabinets and a wall mounted gas central heating radiator:

**Guest Bedroom Two 11'7" x 7'8" (3.53 x 2.34)**



Well appointed second double bedroom with Upvc window to the rear aspect which over looks the woodland aspect, finished with a wall mounted gas central heating radiator:

**Bedroom Three 9'3" x 7'8" (2.82 x 2.34)**



Good sized third double bedroom having Upvc window to rear aspect over looking the woodland views and wall mounted gas central heating radiator:

**Bedroom Four 10'11" x 9'3" (3.33 x 2.82)**



Fourth double bedroom with Upvc window to front elevation, ample power points and gas central heating radiator:

**Externally**



Externally this property boasts large corner plot gardens and woodland views, to the front of the property are mature shrubs and flower borders with tarmac driveway leading to an integral garage with electric door. Access leads to the side aspect via gates which open onto large lawned gardens, flower borders, mature shrubs and fenced boundaries. To the rear of the property is a further private lawned garden with a stepped flagged patio which leads to a further flagged patio with seating area and a wrought iron balustrade. There is also space for an outdoor shed:

## Further Information



A superb, corner plot detached residential with ample off road parking and integral garage.

Boiler is serviced yearly and a Vokera Boiler:

Hive System

Free Hold

South Westerly position, perfect for dining in the evening summer months.

Local Schools;

Reinwood Community Junior School, Reinwood Infant and Nursery School, Huddersfield Grammar School, Royds Hall High School, Salendine Nook High School

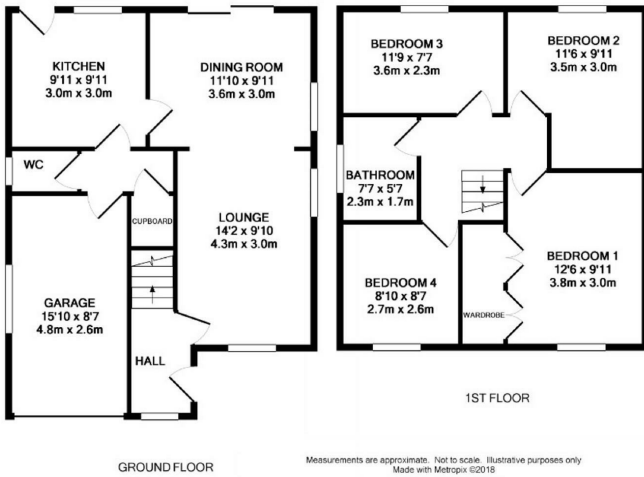
## Council Tax Band "C"

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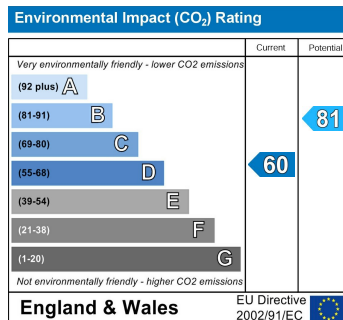
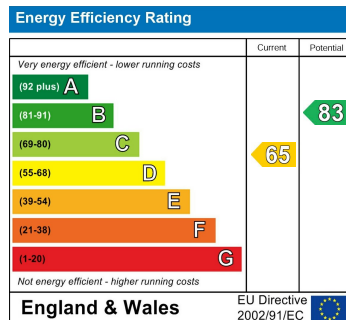
## Extra Photos



## Floor Plan



## Energy Efficiency Graph



### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.