

BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
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77 Croft Gardens

Birkby, Huddersfield, HD2 2FL

Offers Around £350,000



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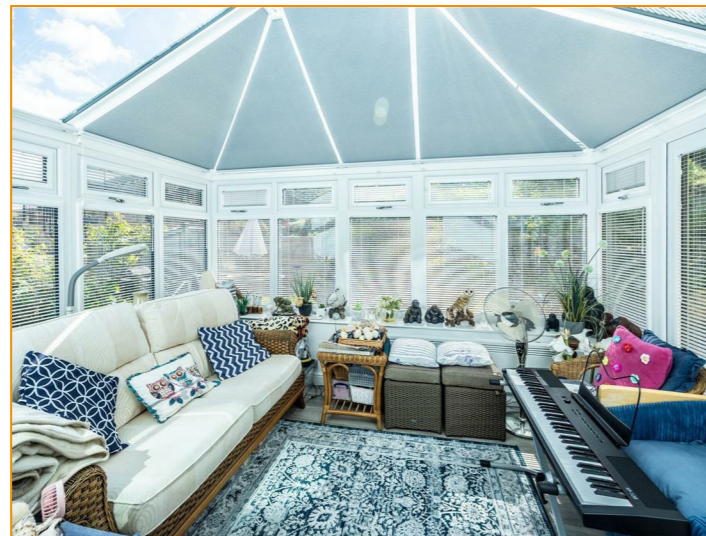
VALUERS



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This splendid detached family home offers a perfect blend of modern living, space and comfort. With its generous layout, this well-presented property boasts four bedrooms, including a master suite complete with an en-suite shower room.

The home which has particularly well maintained features two inviting reception rooms, providing ample space for relaxation and entertaining guests. Additionally, a delightful conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the beautifully landscaped gardens outside.

The property is equipped with modern fixtures and fitting which include an excellent size utility room and there are an array of storage cupboards catering to the needs of a busy family. A double garage and a private driveway offer secure parking.

Situated in a popular and established location, this executive detached house is ideal for professionals commuting via the M62, providing easy access to the nearby town center and regional cities.

Don't miss the opportunity to make this exceptional property your new family home.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

10'6" x 10'7" incl staircase

Accessed via a composite double glazed front door with leaded privacy glass and a side panel window, also with privacy glass. A turned feature staircase rises to the first floor and a uPVC double glazed picture window with leaded detail positioned on the turn of the staircase, a useful cupboard storage space sit beneath the stairs. You will also find a central heating radiator, another separate and generous cloaks cupboard storage area with a uPVC double glazed window to the gable end and a fitted hanging rail gives extra storage.

CLOAKS/WC

3' x 6'5"

Fitted with a low flush wc, vanity hand basin with mixer tap, part tiled splashbacks, coving, central heating radiator and a uPVC double glazed window with privacy glass inset.

LOUNGE

16'2" x 10'4" (13' into the bay)

Enjoying good levels of natural light via the bay window which takes in a wooded aspect over the roof tops of the properties in front. The focal point for the room is an attractive coal effect gas fire within a traditional surround and with a conglomerate marble back and plinth. There is also decorative coving, two central heating radiators, access to the reception hall and is open plan in design being adjacent to the dining area.

DINING AREA

10'1" x 9'7"

A social open plan design, central heating radiator and with patio doors leading into the conservatory, decorative coving.

CONSERVATORY

8'7" x 12'5"

Part wall and part uPVC double glazed in construction with white interior finish and sage green exterior. There are French doors giving easy passage to the outside patio area. There are fitted blinds to the windows and roof along with spotlights and a Dimplex electric wall heater. The floor covering has a Nordic grey laminate finish and there are sliding aluminium framed patio doors providing access back to the dining area.

DINING KITCHEN

12'3" x 10'11"

Fitted with a range of wall and base unit units in a off-white colour scheme, ambient lighting beneath the eye level units, with complementary post formed light oak effect butchers block type working surfaces which incorporate a one and a half bowl Belfast style sink with mixer tap and there is a fitted four ring gas hob. The kitchen is further equipped with a fitted oven beneath the hob, matching extractor canopy over and provision for under-counter appliances including plumbing for a dishwasher. Part tiled splashbacks surround the preparation areas and there is a a uPVC double glazed picture window which looks out over the rear garden. There is also an attractive dresser unit with ambient lighting inset, a central heating radiator and a door leading to the large utility room.

UTILITY ROOM

7'7" x 10'

Fitted with a range of wall and base units matching those in the kitchen, plumbing for a washing machine, provision for a dryer, composite inset sink with mixer tap over, space for a fridge/freezer, work surfaces, tiled splashbacks, central heating radiator and a uPVC double glazed window overlooking the rear garden. Access to the exterior of the property via a composite double glazed door with leaded and privacy glass units inset.

FIRST FLOOR

BEDROOM 1

12'6" x 9'7"

Positioned at the rear of the property and enjoying good levels of natural light via the uPVC double glazed window which takes in the attractive view over the rear garden, decorative coving, fitted fan light and a central heating radiator. An internal door leads through to the en suite shower room.

EN SUITE SHOWER ROOM

6'6" x 5'2"

Fitted with a three piece suite comprising low flush wc, pedestal hand wash basin, shower cubicle with power shower, extraction, spotlights, a uPVC double glazed window with privacy glass inset and aqua-board style splashbacks and ceiling, Wall mounted electric heater and central heating radiator.

BEDROOM 2

12'7" x 7'9" plus entrance

With a uPVC double glazed picture window to the front taking in the wooded aspect, central heating radiator.

BEDROOM 3

10'7" x 7'3"

With a uPVC double glazed window, central heating radiator and a light oak effect laminate floor covering.

BEDROOM 4

9'8" x 7'5"

With a uPVC double glazed window, central heating radiator and light oak effect laminate floor covering.

FAMILY BATHROOM

7'2" x 7'2"

Fitted with a white three piece suite comprising panel bath with matching curved shower screen and power shower over, mixer tap, vanity hand wash basin and low flush wc in a one piece unit with push button flush and mixer tap over the basin. Heated towel rail, extraction unit, wall mounted electric heater, fitted mirror with LED lighting, a uPVC double glazed window with privacy glass inset, aqua-board style ceiling and walls, useful fitted medicine/toiletry cupboard.

GALLERIED LANDING

Enjoying good levels of natural light via the picture window to the front elevation, useful linen/towel cupboard, additional large cupboard storage space extending towards the front elevation (6'6" x 3'8") with lighting. A loft hatch provides access to the roof void via the pull down ladder (not inspected at the time of the appraisal).

INTEGRAL GARAGE

17'2" x 16'1"

With a range of useful shelves including workbench, Worcester combination boiler (installed four years ago and annually serviced). There is also the fuse board, lower and light, up and over door.

OUTSIDE

There is a generous driveway providing ample off road parking and leading to the integral garage. The front garden is established and well stocked with planted pockets and rockeries.

To the rear, the garden is extensively terraced with well stocked borders, patio area adjacent to the conservatory providing an entertaining/al fresco dining area. There is an additional patio area to the side of the property with a good degree of privacy. There is a newly installed decking area towards the rear and side of the property plus there are a number of garden sheds providing useful storage space for tools etc.

TENURE

Title Number: WYK542093. Tenure: Freehold

COUNCIL TAX. BAND E.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	