

martin-thornton.com
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**Whitebeam Park, Birkby
Huddersfield,**

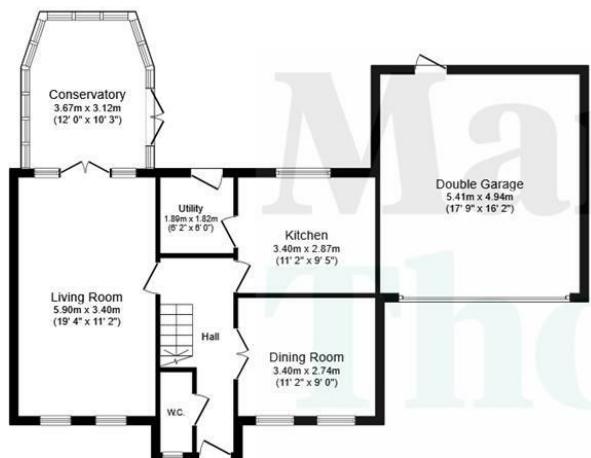
**Offers in the region of
£450,000**

MARTIN THORNTON PLATINUM

Situated in a lovely cul-de-sac position in this popular residential area is this five-bedroom detached family home. The property may prove suitable to the expanding family or professional couple looking to access the nearby M62 motorway networks serving Leeds and Manchester. The property is only a short drive away from Lindley Village with its various amenities including bars, restaurants and shops. It is convenient for local recommended schooling. The accommodation comprises an entrance hall, downstairs WC, dining room, kitchen with integrated appliances, utility, large living room and conservatory. On the first floor are three double bedrooms, the master with an en suite shower room, house bathroom and office/gaming space. On the second floor are two further bedrooms, a shower room and a useful landing area, which could also be used as a study space, etc. The property has a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property is a large driveway and a double garage with electric door, power and light. At the rear is a decked area, a lawned area, fencing and mature shrubbery borders, all benefitting from a southerly aspect. This property is offered with the benefit of no upper chain and viewing is highly recommended.

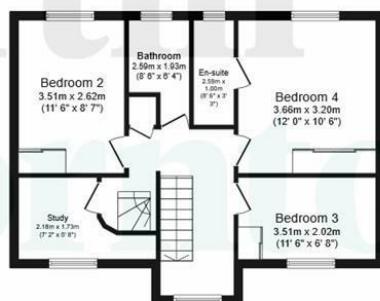
Whitebeam Park, Birkby Huddersfield,

Floorplan



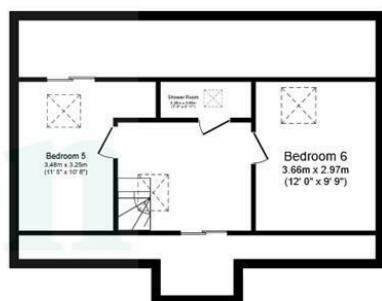
Ground Floor

Floor area 91.3 sq.m. (983 sq.ft.)



First Floor

Floor area 65.4 sq.m. (704 sq.ft.)



Second Floor

Floor area 34.2 sq.m. (369 sq.ft.)

Total floor area: 190.9 sq.m. (2,055 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Entrance Hall

A composite door with double-glazed inserts opens to the spacious entrance hall where there is coving to the ceiling and a ceiling light point. It has a Texecon alarm system, along with oak style laminate flooring, a radiator and access to the following rooms:

Downstairs WC



A timber door gives access to the downstairs WC which has a continuation of the oak style laminate flooring and a uPVC window overlooking the front elevation. The white suite comprises a pedestal wash hand basin with a tiled splashback and cupboard underneath and a low-level WC. There is also a radiator.

Dining Room



Timber doors give access to the dining room, which has a

continuation of the oak style laminate flooring and two uPVC double-glazed windows to the front elevation. It has coving to the ceiling, a ceiling light point and a radiator. There is space for furniture and a radiator.

Kitchen



The kitchen is positioned at the rear of the property and has a range of wall and base cupboards, drawers and granite roll-edge worktops. An additional base unit with cupboards also incorporates a breakfast bar area. Integrated appliances include a Rangemaster oven with overlying canopy style filter hood, fridge, freezer and dishwasher. There is an inset sink unit with twin taps and a grooved drainer. A large uPVC window overlooks the rear elevation and a timber door leads to the utility room.



Utility



The utility room has space for a freestanding fridge freezer, plumbing for a washing machine and a sink unit with a mixer tap. A uPVC door with a glazed insert provides access to the rear garden. This room is home to the Ideal central heating boiler. It has a continuation of the oak style laminate flooring, space to store shoes and coats, etc., and a radiator.

Living Room



This large reception room is located at the front of the property with two uPVC double-glazed windows. It has plenty of space for furniture, coving to the ceiling, four wall light points and two radiators. The focal point of the room is an ornate fire surround set to a stone hearth, home to a living flame gas fire. From here, uPVC patio doors lead into the conservatory.

Conservatory



The conservatory enjoys natural light via three elevations and has French doors leading out to the decking and garden area beyond. There is floor tiling and various power points.

First Floor Landing



From the entrance hall, the staircase rises to the first floor landing, which has a uPVC window to the front elevation. There is also a useful storage cupboard, perfect for towels and linen, etc., and a ceiling light point.



Details

Bedroom One



This good-sized double bedroom is positioned at the rear of the property with a pleasant outlook over the rear garden via two uPVC double-glazed windows. It has floor-to-ceiling fitted wardrobes with sliding mirrored doors, coving to the ceiling, a ceiling light point and a radiator. Being the master bedroom, it has the benefit of an en suite shower room.

En Suite Shower Room



This room has a corner shower cubicle, home to a mains fed shower, a vanity hand basin and a low-level WC. It has tiled flooring with contrasting tiling to the walls, an extractor fan, a ceiling light point and a radiator. There is a uPVC double-glazed window to the rear elevation.

Bedroom Two



This double bedroom is positioned at the front of the property with a uPVC double-glazed window. It has a fitted wardrobe with hanging rails and shelving, a ceiling light point and a radiator.

Bedroom Three



This bedroom is positioned at the rear of the property with two uPVC double-glazed windows. It has a floor-to-ceiling fitted wardrobe with hanging rails and shelving, a ceiling light point and a radiator.



Details

House Bathroom



The bathroom has a white suite comprising a panelled bath with twin taps rising to a shower head, a vanity hand basin with twin taps and a low-level WC with a concealed cistern. There is tiling to the floor, contrasting tiled walls, a ceiling light point, an extractor fan and a radiator.

Office



Off the landing area is a useful office space positioned at the front of the property. It has a large uPVC double-glazed window, ceiling downlights, a radiator and useful storage space.

Second Floor Landing



From the first floor landing, a staircase leads up to the second floor landing, which has a Velux window, ceiling light points and useful storage space, perfect for a potential home office/gaming area.

Bedroom Four



This room has a Velux window to the rear of the property, spotlights to the ceiling and a radiator.



Details

Bedroom Five



This bedroom has a similar outlook to that of bedroom four, via a Velux window. It has ceiling spotlights and a radiator.

Shower Room



This room has lots of natural light via a Velux window to the rear elevation. The suite incorporates a corner shower cubicle, home to a mains fed shower, a pedestal hand basin with mixer tap and a low-level WC. The floor is tiled with contrasting tiled walls. There are ceiling downlights and a ladder style heated towel rail.

External Details



At the front of the property is a flagged pathway leading up to the front door and a double driveway for parking and providing access to the garage. There is also external lighting. On the right-hand side of the driveway, there is a timber access gate leading around to the rear garden and bin storage. At the rear, there is a decked area which is perfect for outdoor entertaining, a lawned area, mature shrubbery and fenced borders. There is a patio area, a potting shed, outside lighting and a water point. The rear garden has the benefit of a southerly aspect.

Detached Garage

The detached double garage has an electric up-and-over door, power and light. It has an access door to the rear.

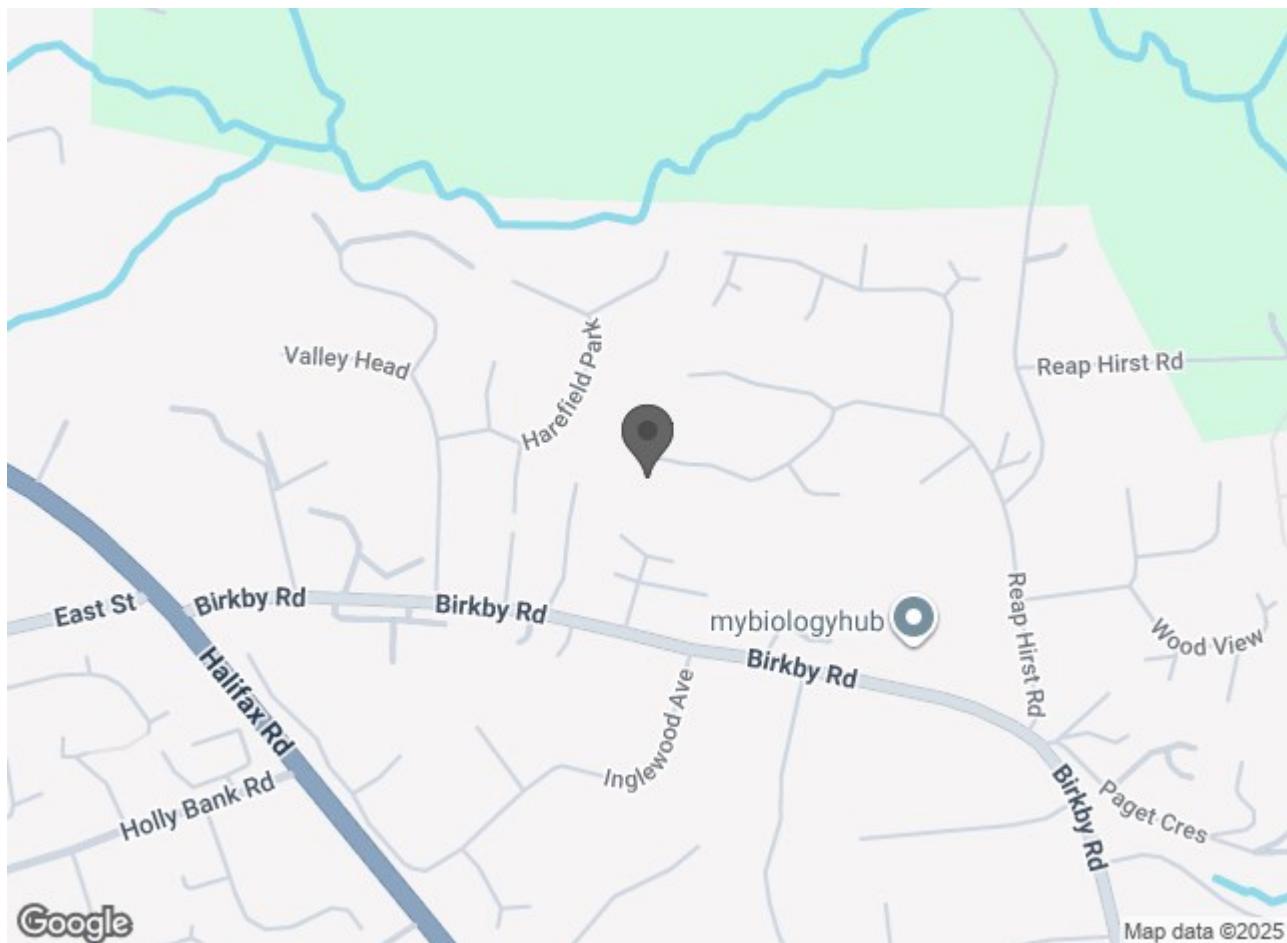
Tenure

The vendor has informed us that the property is Freehold.

**Whitebeam Park, Birkby
Huddersfield,**



Directions



**Martin Thornton
PLATINUM**

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DISCLAIMER

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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