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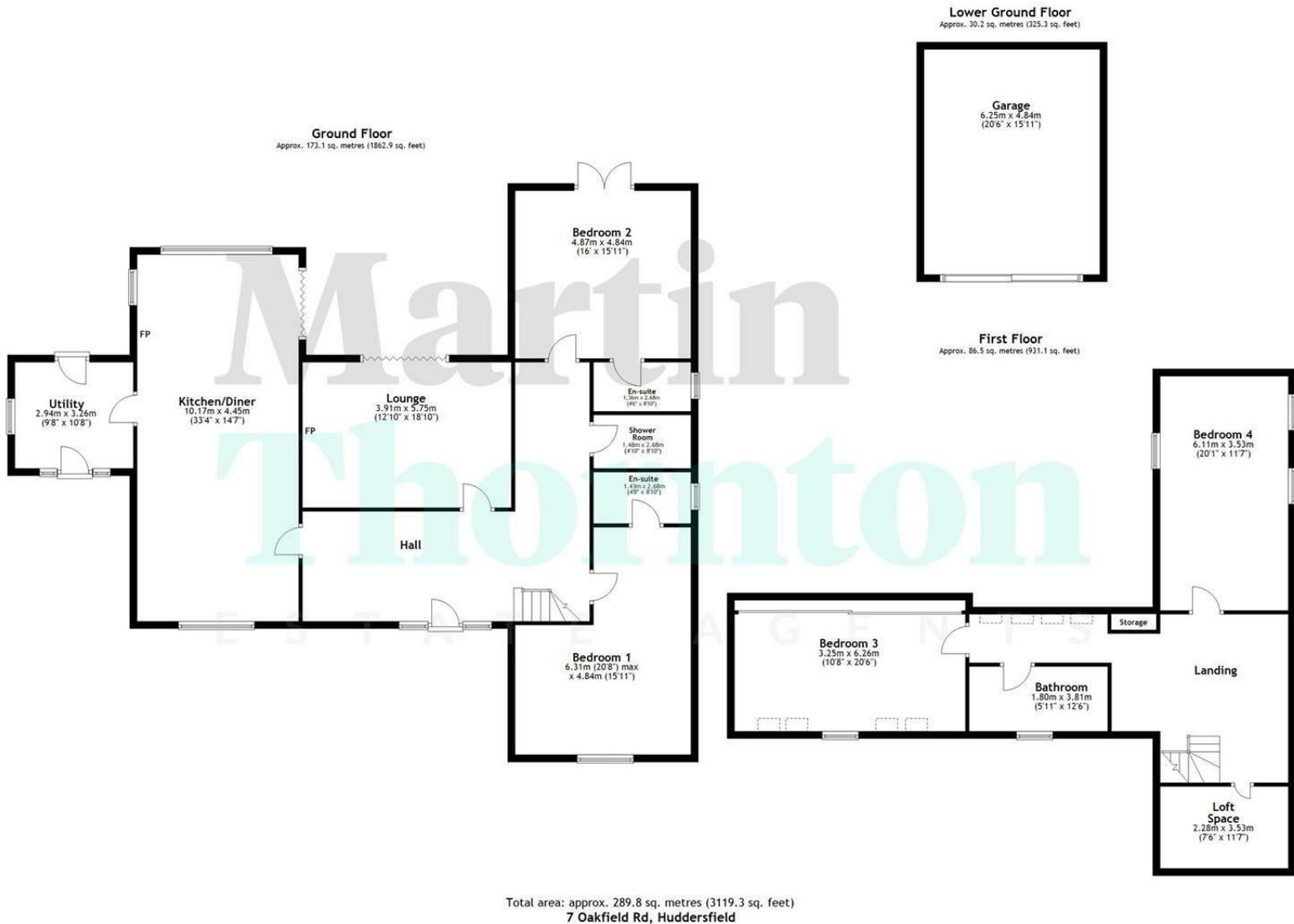
## Oakfield Road, Birkby Huddersfield, Yorkshire

Offers in the region of  
**£750,000**

Only by internal inspection can one truly appreciate the standard and finish of this exceptional property. Situated in a quiet no-through-road position, this four double bedroom detached family home offers both privacy and convenience. The property is conveniently located for easy motorway access, Huddersfield Royal Infirmary, well-regarded local schools, and the amenities within Lindley village centre. This spacious accommodation is arranged over two floors and briefly comprises: an inviting entrance hall, formal lounge, and an impressive, modern stylish open-plan kitchen/diner featuring high-end integrated appliances. There is also a utility/boot room, a ground floor bedroom with en-suite, a separate shower room, and a guest bedroom with en-suite facilities. To the first floor, a generous landing area with useful storage cupboards leads to two further double bedrooms (one with en-suite) and a modern house bathroom. Externally, the property benefits from a double garage (currently utilised as a home gym) with an electric roller shutter door, and a large tarmac driveway providing off-road parking for several vehicles. To the rear is a feature patio seating area and lawned garden, both enjoying a desirable westerly aspect. The property further benefits from a gas-fired central heating system and is double glazed. Viewing is highly recommended.

# Oakfield Road, Birkby Huddersfield, Yorkshire

## Floorplan



# Oakfield Road, Birkby Huddersfield, Yorkshire

## Details



### Entrance Hall

Stone steps lead up to a covered entranceway with outside downlights. A large composite style door with double-glazed windows at either side opens to the spacious entrance hall. The hallway has oak flooring, contemporary style radiators, ceiling downlighting and plenty of space for storing shoes and coats. There is a Veritas alarm system and an open tread staircase leading to a half landing. From the entrance hall, access can be gained to the following rooms:

### Kitchen Area

A timber door gives access to the kitchen area, which has a lovely open-plan aspect with oak flooring running throughout, with uPVC windows overlooking the front and side elevations. There is a range of modern base cupboards, drawers, roll-edge granite style worktops with matching upstands. Integrated appliances include a Smeg six-ring range style cooker with overlying canopy style filter hood, Fisher & Paykel double-drawer dishwasher, double stainless steel sink unit with overlying mixer tap. There is space for an American style fridge freezer, feature wine storage and a butler's pantry, which currently houses the microwave and could be used as a coffee station. A feature island has granite style working surfaces and storage beneath. The room has exposed beams to the ceiling, a contemporary style radiator, ceiling downlighting, a ceiling light point over the feature island and a stylish log burner. The oak flooring continues through to the dining area.



### Dining Area

The dining area is open-plan to the kitchen and has wow factor floor-to-ceiling aluminium framed double-glazed windows and matching bi-fold doors. There are four Velux windows, two of which are electric, a uPVC window to the side elevation and a contemporary style radiator. A timber and bevelled glazed door leads to the side entrance/utility area.



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### Side Entrance/Utility

This area has a tiled floor, feature panelling to one wall with coat storage, a contemporary style wall-hung radiator and ceiling downlighting throughout. A uPVC double-glazed window provides natural light from the side elevation, and a timber door with uPVC double-glazed windows to either side provides a second entrance to the property. The utility area has a range of base cupboards, a Belfast style sink unit with overlying hose-style tap and plumbing for an automatic washing machine. There are useful storage cupboards with hanging rails and shelving. A timber door gives access to the rear garden.



### Formal Lounge

From the entrance hall, a timber door gives access to the formal lounge, which has a continuation of the oak flooring, feature panelling to one wall and a contemporary style radiator. It has ceiling downlighting throughout and a central ceiling light point. Aluminium bi-fold doors lead out to a patio seating area. The focal point of the room is a log burner, set to a stone hearth with a brick surround. There is feature log storage to both alcoves and provision for a wall-mounted television.



### Shower Room

This modern white suite comprises a walk-in shower with a waterfall style shower head, recessed storage for shower products with downlighting; a wall-hung wash hand basin with mixer tap and a low-level WC with concealed cistern. There is downlighting throughout, an extractor fan, appropriate tiling to the walls and tiling to the floor.



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### Bedroom One

This double bedroom has floor-to-ceiling fitted wardrobes with hanging rails and shelving, and a fitted vanity area with downlighting and a mirror. There are two wall-hung contemporary style radiators and ceiling downlighting. A set of uPVC patio doors give access to the rear garden. It has the added benefit of an en suite shower room.



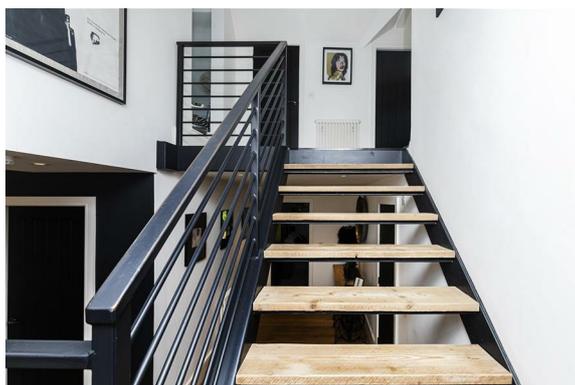
### En Suite Shower Room

The white suite comprises a walk-in shower with a waterfall style hansgrohe shower, a wall-hung hand wash basin with mixer tap and a low-level WC with concealed cistern. There is downlighting throughout, an extractor fan, a shaver point, appropriate tiling to the walls and tiling to the floor. The room has a chrome ladder style heated towel rail and a Velux window provides natural light.



### Half Landing

From the entrance hall, an open-tread staircase gives access to the half-landing.



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### Bedroom Two

Making an ideal guest suite, this room has a uPVC double-glazed windows to the front elevation, plenty of room for furniture, ceiling downlighting and a contemporary style radiator. It has access to an en suite shower room.



### En Suite Shower Room

The white suite comprises a walk-in shower with a splash screen, home to a mains fed shower, a wall-hung wash hand basin with mixer tap and a low-level WC with concealed cistern. There is downlighting throughout, extractor fan, shaver point, appropriate tiling to the walls and tiling to the floor. The room has a chrome ladder style heated towel rail and a Velux window provides natural light.

### First Floor Landing

The open-tread staircase continues up to the first floor landing, which has timber floorboards, a useful under eaves storage cupboard, ceiling light point, contemporary style radiator, and four Velux windows. There is a contemporary style radiator and a timber door gives access to a further bedroom. The landing area is big enough to accommodate a reading/seating area.



### Bedroom Four

This double bedroom has two Velux windows providing natural light, an additional feature uPVC double-glazed window and ceiling downlighting. It has a contemporary style radiator.

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### House Bathroom

The white suite comprises a freestanding bath with a mixer tap rising to a shower head, a trough style wash hand basin with mixer tap and storage below, and a low-level WC with concealed cistern. There is downlighting throughout, extractor fan and a contemporary style radiator. A uPVC double-glazed window overlooks the front elevation.



### Bedroom Three

This double bedroom has four Velux windows to the front elevation, ceiling downlighting and a uPVC window also to the front elevation. It has fitted wardrobes with hanging rails and shelving and two contemporary style radiators.



### External Details

At the front of the property, a set of wrought iron gates lead to a sweeping tarmacked driveway, providing off-road parking for several vehicles. There is an integral double garage with an electric roller shutter door, currently utilised as a home gym which is also home to the Ideal central heating boiler, water heater and electric fuse box. The driveway continues around the side of the property, where a timber gate leads to the rear garden. This has a slate patio area, perfect for outdoor entertaining, a lawned area and walled and fenced borders with mature shrubbery. There are outside power points, wall light points and the rear garden enjoys a westerly aspect.



### Tenure

**Oakfield Road, Birkby  
Huddersfield, Yorkshire**

**Details**



The vendor informs us the property is Freehold.

# Oakfield Road, Birkby Huddersfield, Yorkshire

Directions

