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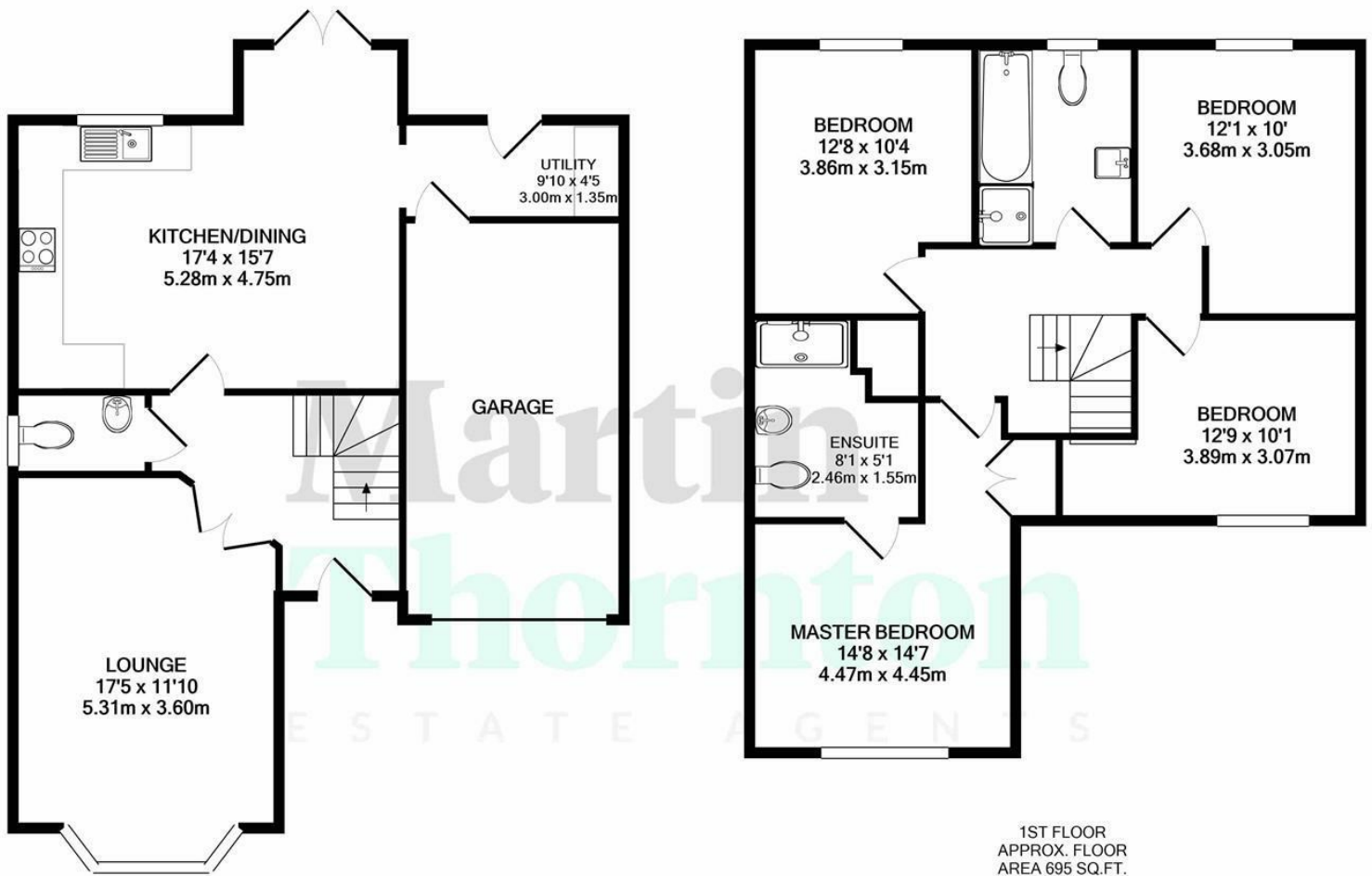
**Oaklands Crescent, Birchencliffe  
Huddersfield,**

**Offers over £390,000**

Constructed circa 2019 by reputable house builder Harron Homes, is this well presented, deceptively spacious, detached family home. The property may prove suitable to the expanding family buyer or professional couple looking to access nearby Lindley village with its various bars and restaurants, and is only a short ride from the M62 motorway network, serving Leeds and Manchester city centres. Internally, the property briefly comprises entrance hall, lounge, cloakroom / WC and an open plan breakfast kitchen with utility. To the first floor there are four double bedrooms, the Master enjoying en-suite facilities, and a stylish house bathroom. Externally, a double driveway provides parking and gives access to a single car garage. To the rear, there is a private, enclosed, lawned garden with patio area, benefitting from a southerly aspect. As one would expect, the property benefits from gas central heating, an alarm system and is fully uPVC double glazed. The property enjoys the balance of the NHBC guarantee.

# Oaklands Crescent, Birchencliffe Huddersfield,

## Floorplan



Martin Thornton  
ESTATE AGENTS

TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Oaklands Crescent, Birchencliffe Huddersfield,

## Details

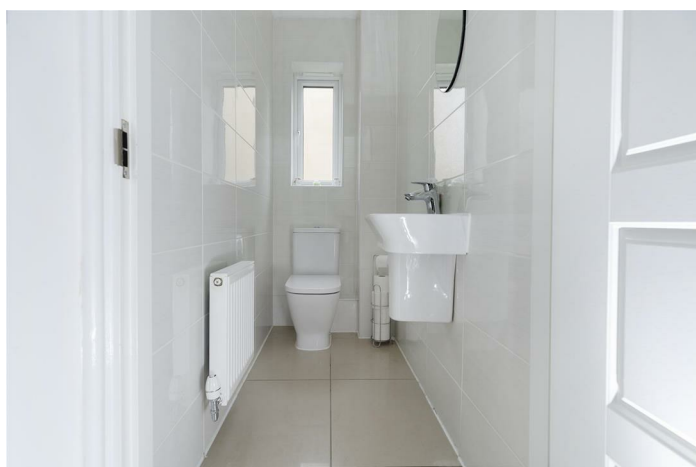


### Entrance Hall



A composite style door with double glazed leaded insert opens to the entrance hall, where there is a balustrade and spindle staircase rising to the first floor, offering a galleried style landing. There is a ceiling light point, hanging hooks and a radiator.

### Cloakroom / WC



Having a modern white suite comprising low flush WC and a vanity hand basin with chrome monobloc Hans Groehe style tap over. The walls are tiled and there is a contrasting tiled floor. There is a ceiling light point, extractor fan and a radiator. Additional light comes from the side elevation via a uPVC double glazed window.

### Lounge



From the entrance hall, a set of double doors lead into the lounge. Set to the front of the property, this room enjoys a light and airy feel due to a walk-in, splayed, uPVC double glazed window. Additional light comes from the side elevation via an additional uPVC double glazed window. There is a central ceiling light point, a TV aerial point, various power points and a radiator.

### Breakfast Kitchen



The kitchen has a range of modern, high gloss base cupboards, drawers and roll-edged worktops with matching upstands and wall cupboards over. There are integrated appliances, including a Zanussi double oven, gas ring hob and overlying extractor hood. There is an integrated Zanussi fridge / freezer and dishwasher. There is an inset, one and a half bowl, Franke sink unit with overlying mixer tap and

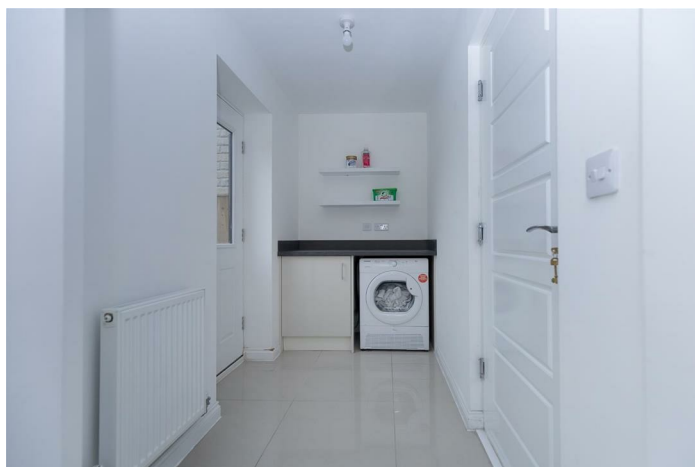
# Oaklands Crescent, Birchencliffe Huddersfield,

## Details



concealed lighting to the kickboards. There are banks of inset downlights and two uPVC double glazed windows overlook the rear garden. A porcelain tiled floor runs into the dining area. The dining area has a central ceiling light point, various power points, a TV aerial point and a radiator. There is a walk-in bay with several uPVC double glazed windows. A set of French uPVC double glazed doors lead out to the patio and garden beyond. The porcelain tiled floor runs into the utility room.

### Utility Room



There is a continuation of the aforementioned base cupboards and matching worktops with upstands and fitted shelving. There is plumbing for an automatic washing machine and there is a radiator. A composite style door with double glazed inset leads out to the patio and garden beyond. An integral door leads into the garage.

### Garage

This good sized garage has an 'up and over' door, power and light, and is home to the Valiant central heating boiler. There is an electric car charging point.

### First Floor Landing



From the entrance hall, a staircase rises to the first floor landing where there is access to loft space, a radiator and a built-in linen cupboard.

### Bedroom One



The Master Bedroom is set to the front of the property and has several uPVC double glazed windows across the front elevation. There are various power points, a TV aerial point and a radiator. There are two sets of built-in wardrobes to the alcoves, with various hanging rails and shelving options.

# Oaklands Crescent, Birchencliffe Huddersfield,

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### En-Suite



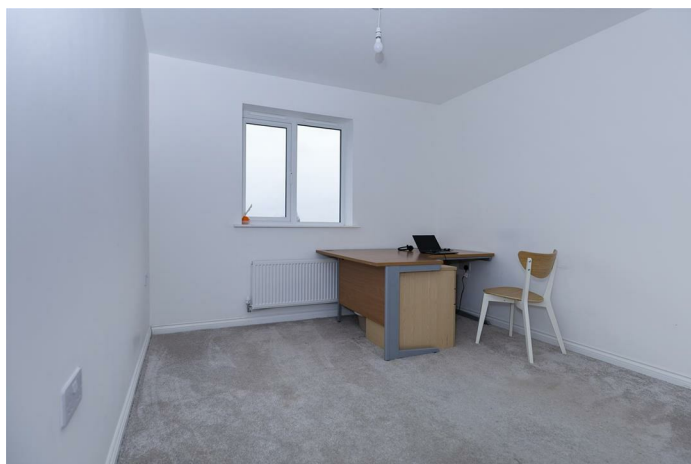
Having a modern white suite comprising a low flush WC and pedestal hand basin with chrome mixer tap over. A sliding door leads to a double shower cubicle, home to a mains fed shower. The walls are tiled and there is a contrasting tiled floor. There are inset downlights to the ceiling, an extractor fan and a radiator.

### Bedroom Two



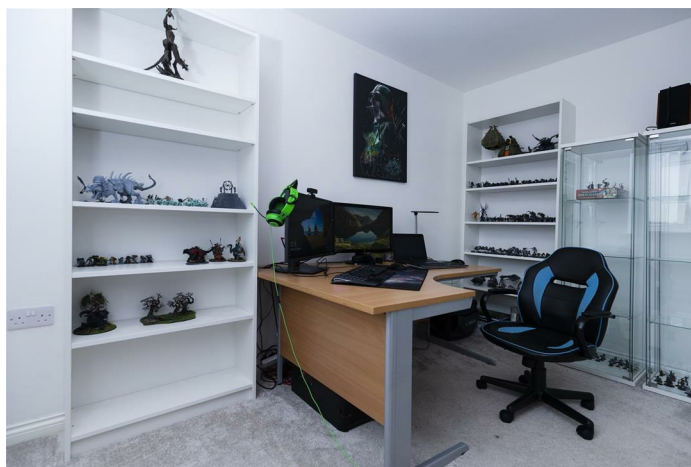
This double bedroom has a similar outlook to bedroom one, to the front elevation, via several uPVC double glazed windows. There is an alcove suitable for wardrobes, a central ceiling light point, various power points and a radiator.

### Bedroom Three



Set to the rear of the property, this double bedroom has views towards Grimescar via two uPVC double glazed windows to the rear elevation. There is a central ceiling light point, various power points and a radiator.

### Bedroom Four



This double bedroom is currently utilized as a 'work from home' study by the owner and has two uPVC double glazed windows looking onto the rear garden. There is a central ceiling light point, various power points and a radiator.



# Oaklands Crescent, Birchencliffe Huddersfield,

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### House Bathroom



Having a modern white suite comprising low flush WC and a pedestal hand basin with Hans Groehe mixer tap over. There is a panelled bath with matching mixer tap. Bi-folding doors lead to a cubicle, home to a mains fed shower. The walls are tiled and there is a contrasting tiled floor. There are inset downlights to the ceiling, an extractor fan and a radiator.

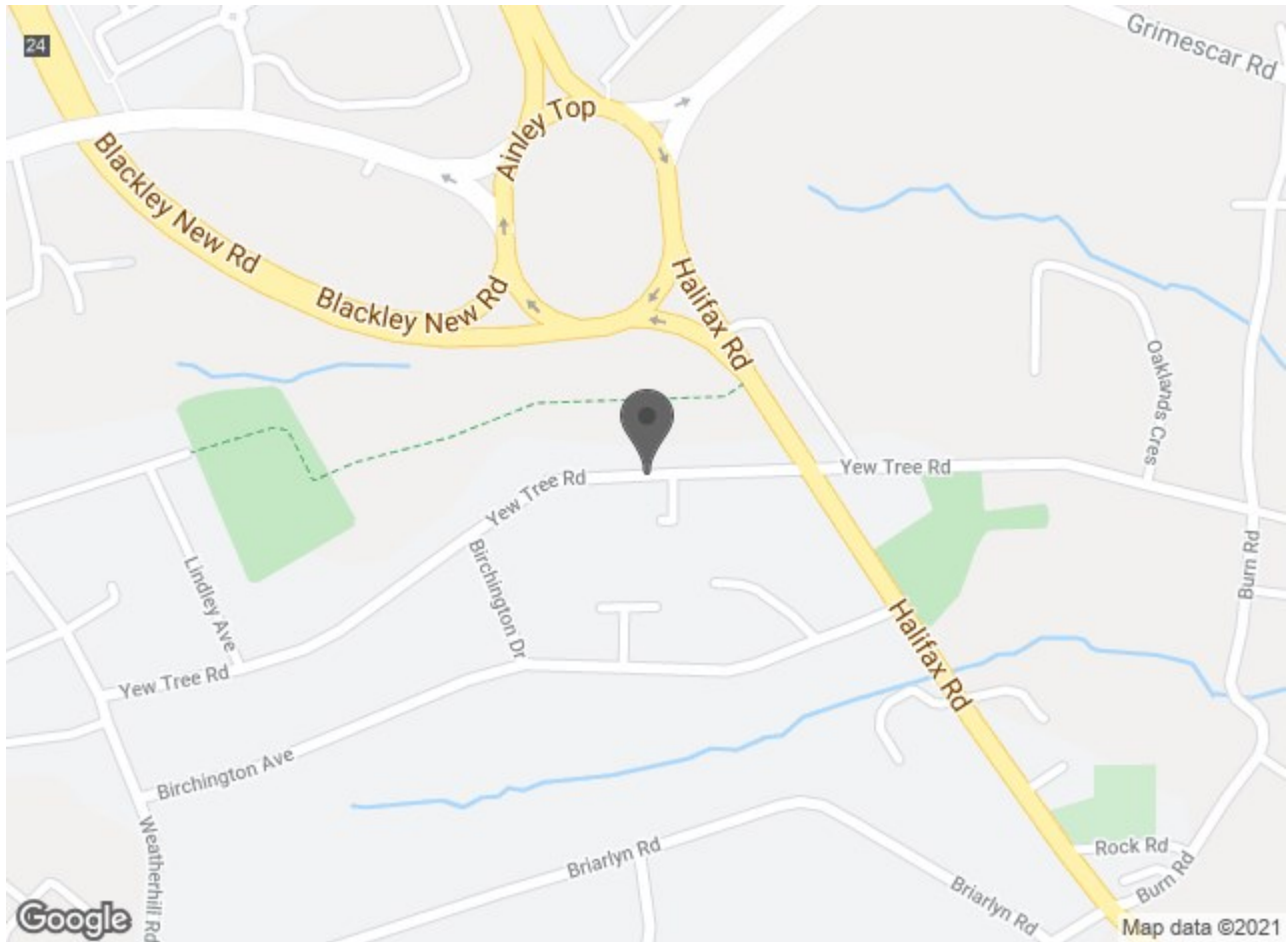
### External Details



To the front of the property there is a small, lawned garden. A double, block paved driveway provides ample parking and access to the garage. To the rear of the property there is a fenced, enclosed, lawned garden with patio, benefitting from a southerly aspect.

# Oaklands Crescent, Birchencliffe Huddersfield,

Directions



# Oaklands Crescent, Birchencliffe Huddersfield,

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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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