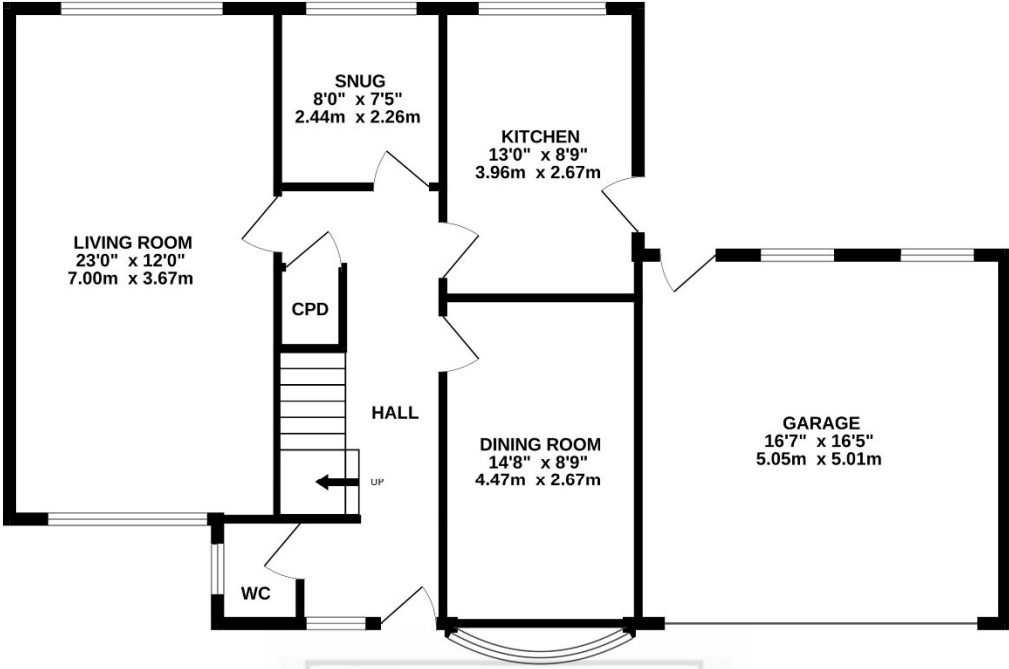


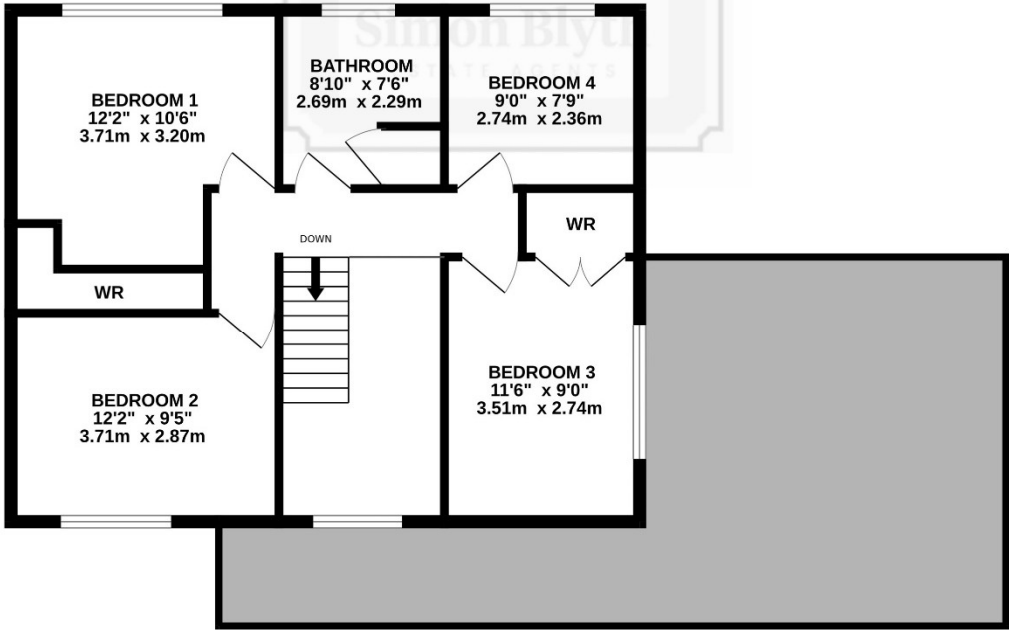


15 Brendon Drive, Birkby, Huddersfield, HD2 2DF

GROUND FLOOR



1ST FLOOR



BRENDON DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a 4-bedroom detached family home, constructed in 1971 and occupied by the same owners from new.

The property is situated at the top of the Cul de sac and stands in generous established gardens of over a quarter of an acre and south facing at the rear.

The accommodation is served by a gas central heating system, uPVC double glazing, security alarm and briefly comprises to the ground floor, entrance hall, downstairs w/c, living room, separate dining room, snug and kitchen. To the first floor a landing leads to 4 good sized bedrooms and bathroom.

Externally a double width driveway provides off road parking along with a double garage and gardens laid out to 3 sides.

The property is well placed for local amenities in both Birkby and neighbouring Lindley and just a short drive to junction 24 of the M62 linking East Lancashire to West Yorkshire.

Offers Around £500,000

GROUND FLOOR

ENTRANCE HALL

Measurements – 20'0" x 7'5"

This bright and welcoming area is approached through a composite panelled and frosted double glazed door with a large frosted uPVC double glazed window adjacent, there is a staircase to one side rising to a galleried area, ceiling light point, a useful storage cupboard beneath the staircase and central heating radiator. From the hallway access can be gained to the following rooms: -



DOWNSTAIRS WC

Measurements- 4'9" x 3'6"

With a frosted uPVC double glazed window, ceiling light point, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with tiled splashback and low flush w.c.

LIVING ROOM

Measurements – 23'0" x 12'0"

A generously proportioned principal reception room which has uPVC double glazed windows to both front and rear elevations providing plenty of natural light, there is a decorative ceiling rose with ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room there is a stone fireplace with timber mantle, display niches and home to a flame effect electric fire which rests on a raised stone hearth.



DINING ROOM

Measurements – 14'8" x 8'9"

This has a uPVC double glazed splay bay window which looks out over the front garden, there is a ceiling light point, ceiling coving and central heating radiator.



SNUG

Measurements – 8'0" x 7'5"

This is situated adjacent to the living room which has a uPVC double glazed window looking out over the rear garden. There is a ceiling light point and central heating radiator.



KITCHEN

Measurements – 13'0" x 8'9"

With a uPVC double glazed window looking out across the rear garden together with a uPVC and sealed unit double glazed door to one side which gives access to the rear. There are two ceiling light points, central heating radiator and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops which extend to form a breakfast bar (beneath this area there is a Potterton kingfisher gas fired central heating boiler) with tiled splashbacks, inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, electric cooker point with extractor hood over, integrated fridge with under counter space for washing machine and dishwasher.



FIRST FLOOR

LANDING

This has a Balustrade and looks out over the hallway and with a high-level uPVC double glazed window which floods this area with natural light. There are two ceiling light points and from the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 12'2" x 10'6" measured to wardrobes

A double room with a uPVC double glazed window looking out over the rear garden, there are five wall light points, central heating radiator and fitted furniture including a double bedhead with bedside tables, dressing table with cupboard and drawers beneath and floor to ceiling part mirror fronted wardrobes and cupboards.



BEDROOM TWO

Measurements- 12'2" x 9'5"

A double room with a uPVC double glazed window looking out over the front garden, there is a ceiling light point and central heating radiator.



BEDROOM THREE

Measurements- 11'6" measured to wardrobes x 9'0"

A double room with a uPVC double glazed window looking out over the side and rear garden. There is a ceiling light point, central heating radiator and twin door recessed wardrobe.



BEDROOM FOUR

Measurements – 9'0" x 7'9"

With a uPVC double glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.



BATHROOM

Measurements – 8'10" x 7'6"

With loft access, ceiling light point, cylinder and airing cupboard, part tiled walls and fitted with a suite comprising pedestal wash basin, low flush w.c and panelled bath with glazed shower screen and Mira shower fitting over.



OUTSIDE

PARKING

There is a double width flagged driveway which provides off-road parking for two cars side by side and from here access can be gained to a double garage.

DOUBLE GARAGE

Measurements- 16'7" x 16'5"

This has an electric roller door, two uPVC double glazed windows to the rear elevation together with a uPVC courtesy door. There is power and light.



GARDENS

The property stands in generous gardens which are laid out to three sides. To the front there is a shaped lawned garden with planted trees, flowers and shrubs together with a flagged pathway giving access to the main entrance. To the right-hand side of the driveway there is a lawned garden, gravelled area and rockery which is bordered to one side by a dry-stone wall and with a flagged pathway leading to the rear. The rear garden is south facing and is extensively lawned and well screened by trees and shrubs with a dry-stone wall border to two sides with the remainder having a timber fence. There are planted flowerbeds, rockery, flagged pathways, patios and outside cold-water tap.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure –Freehold

Council tax band – E

Directions- Using satellite navigation enter the postcode HD2 2DF

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259