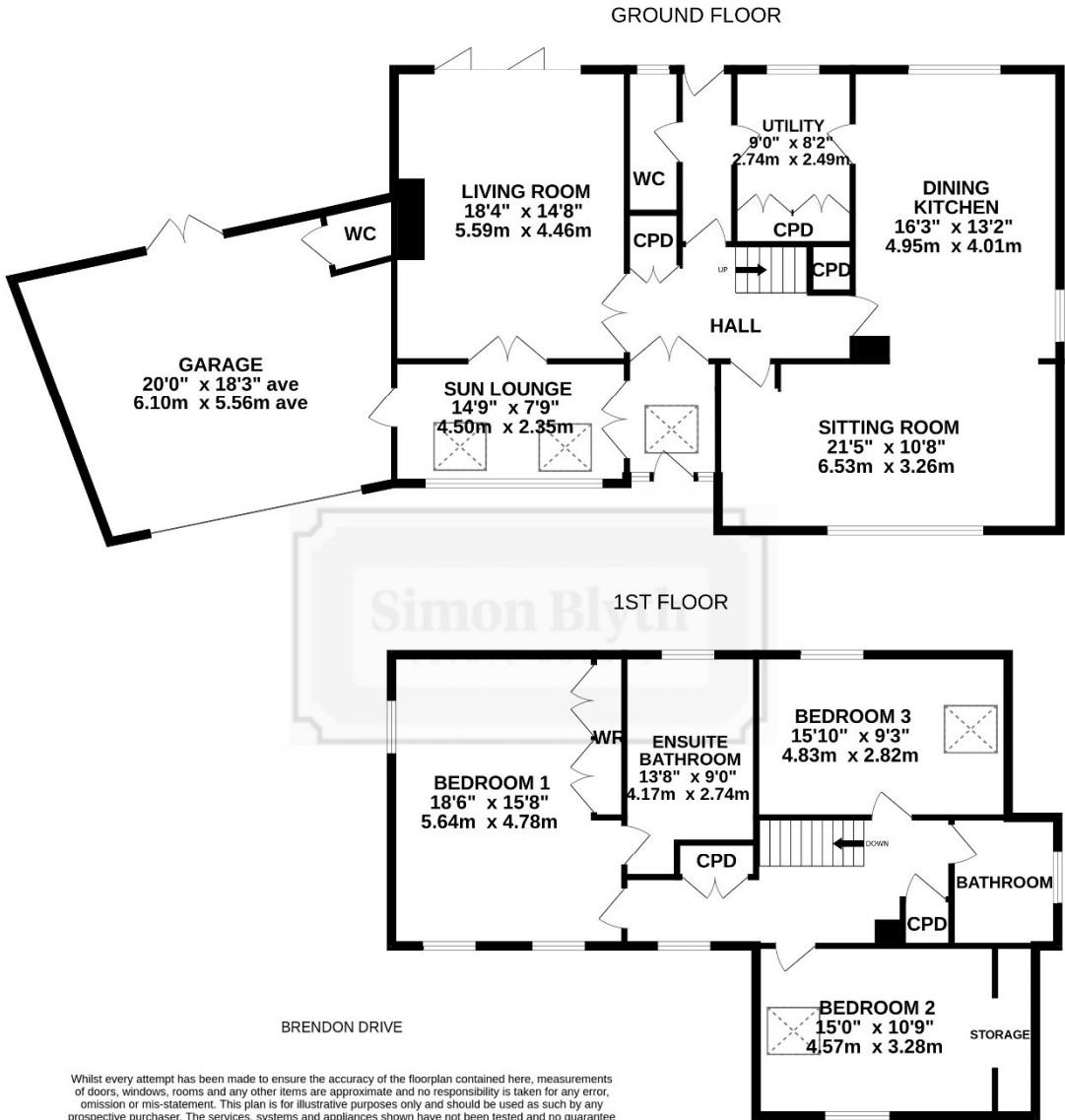




14 Brendon Drive, Birkby, Huddersfield, HD2 2DF



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PROPERTY DESCRIPTION

Situated at the top of the cul de sac and set in approximately a third of an acre, with lovely well screened established gardens is this beautifully presented detached family home.

The property has been modernised and updated in recent years including a stylish contemporary fitted kitchen with integrated appliances, bathrooms and replacement powder coated aluminium double glazing and bi fold doors. There is a gas central heating system, security alarm, CCTV and briefly comprising to the ground floor, entrance vestibule, entrance hall, downstairs w/c, living room, sun lounge, dining kitchen open plan to sitting area and utility room. First floor landing leading to three double bedrooms (master en-suite) and family bathroom. Externally there is a block paved driveway leading to an attached double garage with doors to both front and rear along with a gardeners w/c. Large, well screened gardens are laid out to front side and rear.

There are local shopping facilities in Birkby and neighbouring Lindley, close to J24 of the M62 and an ideal base if working at HRI and Calderdale Royal.

Offers Around £650,000

GROUND FLOOR

ENTRANCE VESTIBULE

Measurements – 7'6" x 5'8"

This has a hardwood timber and glazed door and to either side there are frosted sealed unit double glazed windows together with a Velux double glazed window all of which provides this area with natural light. There are inset LED downlighters, central heating radiator, Karndean flooring and from the vestibule there are twin timber and frosted glazed doors to one side giving access to the sun lounge and twin timber and frosted glazed doors opening into the entrance hall.

SUN LOUNGE

Measurements- 14'9" x 7'9"

This has a large aluminium double-glazed window together with window seat with radiator beneath, there is additional natural light from two large Velux double glazed windows, inset LED downlighters, Karndean flooring, courtesy door to one side leading to the double garage and with twin timber and frosted glazed doors opening into the living room.



ENTRANCE HALL

Measurements – 15'5" x 8'5"

This has inset LED downlighters, Karndean flooring, fitted hall robe with cupboard over, central heating radiator and to one side a spindled staircase rises to the first floor. From the hallway can be gained to the following rooms: -

LIVING ROOM

Measurements- 18'4" x 14'8"

A generously proportioned reception room which is situated to the rear of the property and has three section aluminium double glazed bi-fold doors which provide this area with plenty of natural light as well as enjoying a lovely aspect over the large well screened established garden. There is a ceiling light point, three central heating radiators and as the main focal point of the room housed within the chimney breast with a stone surround there is a wood burning stove resting on a raised stone hearth.





BREAKFAST KITCHEN AND DINING AREA

Measurements –

This is situated to the rear of the property and is open plan to the sitting room. There are aluminium double glazed windows to both rear and side elevations, there is Karndean flooring, inset LED downlighters, ceiling light point above the dining section, central heating radiator, vertically hung column style radiator, Karndean flooring and fitted with a stylish range of white gloss handleless soft closing base and wall cupboards, drawers, pan drawers, contrasting overlying quartz worktops, Neff five ring induction hob with remote pop up extractor fan, inset Franke stainless steel sink with brushed stainless steel monobloc tap, Neff combi oven, Neff pyrolytic hide and slide electric fan assisted oven with pizza setting and warming drawer. There are two carousel units, integrated fridge and integrated Bosch dishwasher and to one side a door opens into the utility room.





SITTING ROOM

Measurements- 21'5" x 10'8"

With a large aluminium double-glazed window looking out across the front garden, there are two ceiling light points, Karndean flooring, central heating radiator and timber and frosted glazed door giving access to the hallway.



UTILITY ROOM

Measurements – 8'2" x 9'0"

This is situated adjacent to the kitchen and has an aluminium double glazed window looking out over the rear garden, there is a ceiling light point, wall mounted gas fired central heating boiler, central heating radiator, Karndean flooring, fitted cupboards, white gloss handless base cupboards with overlying worktops and tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap and under counter space for washing machine and tumble drier. To one side a door gives access to a rear hallway with timber door giving access to the garden, ceiling light point, central heating radiator, Karndean flooring, timber and frosted glazed door giving access to the entrance hall and to one side a door opens into a downstairs w.c.



DOWNSTAIRS W.C.

Measurements – 7'0" x 3'0"

With an aluminium double-glazed window, ceiling light point, tiled walls to dado height, Karndean flooring, central heating radiator and fitted with a suite comprising wall hung vanity unit incorporating wash basin with a chrome monobloc tap and low flush w.c.

FIRST FLOOR

LANDING

With inset LED downlighters, loft hatch, aluminium double-glazed window looking out to the front, central heating radiator, twin door storage cupboard and cupboard housing the hot water storage cylinder. From the landing access can be gained to the following room: -

BEDROOM ONE

Measurements- 18'6" x 15'8"

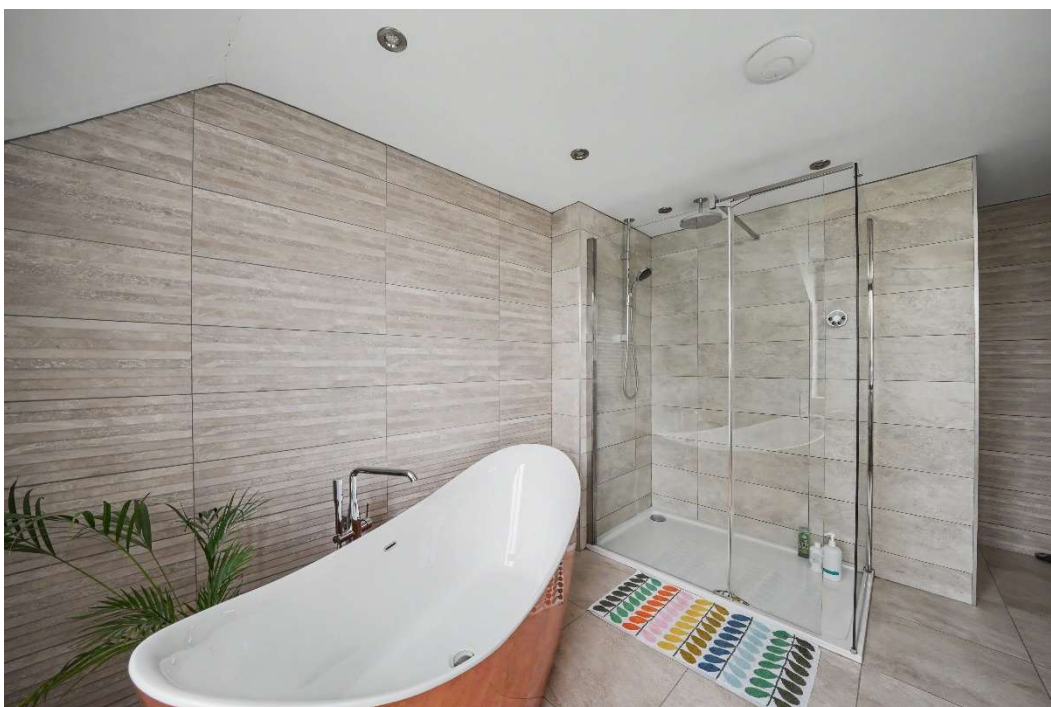
As the dimensions indicate this is a large double room with two aluminium double-glazed windows to the front elevation and one to the side all of which provide plenty of natural light. There is a ceiling light point, three wall light points, a bank of fitted floor to ceiling wardrobes, fitted desk, drawers and display shelving, two central heating radiators and to one side a door gives access to an en-suite bathroom.



EN-SUITE BATHROOM

Measurements – 13'8" maximum x 9'0"

With a frosted aluminium double-glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor with underfloor heating, heated towel rail, central heating radiator and fitted with a suite comprising free standing bath with free standing chrome monobloc tap and hand spray, wall hung vanity unit incorporating wash basin with chrome monobloc tap, wall hung w.c. with concealed cistern and large tiled and glazed shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



BEDROOM TWO

Measurements – 15'0" x 10'9"

With an aluminium double-glazed window looking out across the front garden together with a Velux double glazed window, ceiling light point, central heating radiator and storage recess.



BEDROOM THREE

Measurements – 15'10" x 9'0"

With an aluminium double-glazed window looking out over the rear garden together with a Velux double glazed window, inset LED downlighters and central heating radiator.



BATHROOM

Measurements – 8'0" x 4'0"

With a frosted aluminium double glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor with under floor heating, heated towel rail and fitted with a suite comprising wall hung vanity unit mounted with a rectangular hand wash basin with a chrome monobloc tap, low flush w.c. and large shower cubicle with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

To the front of the property there is a wide herringbone block paved driveway which provides off-road parking for two to three cars and in turn leading to an attached double garage.

DOUBLE GARAGE

Measurements- 20'0" average x 18'3"

This has an electric insulated sectional door, courtesy door into the sunroom, twin timber and frosted glazed door opening onto the rear garden with an adjacent timber and frosted glazed window. There is power, light, fitted cupboards and drawers with worktop and single drainers stainless steel sink with hot and cold water, EV charging point and in one corner there is a Gardeners w.c.

GARDENS

To the front of the property there is a shaped lawned bordered by trees, flowers and shrubs. To the left-hand side of the double garage there is a lawned garden bordered by a hedge and having mature trees and shrubs. A flagged pathway leads down the side of the garage with a timber hand gate opening onto the rear. To the rear there is an outside cold-water tap, outside power, flagged patio immediately to the rear of the double garage which is large enough to park a car. Immediately to the rear of the property there is an extensive stone flagged patio spanning the width of the house with two steps down to a large established lawned garden which offers a good degree of privacy and has mature trees, flowers and shrubs.









ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has aluminium powder coated double glazing

Security- There is an alarm together with CCTV

Property tenure – Freehold

Council tax band – F

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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