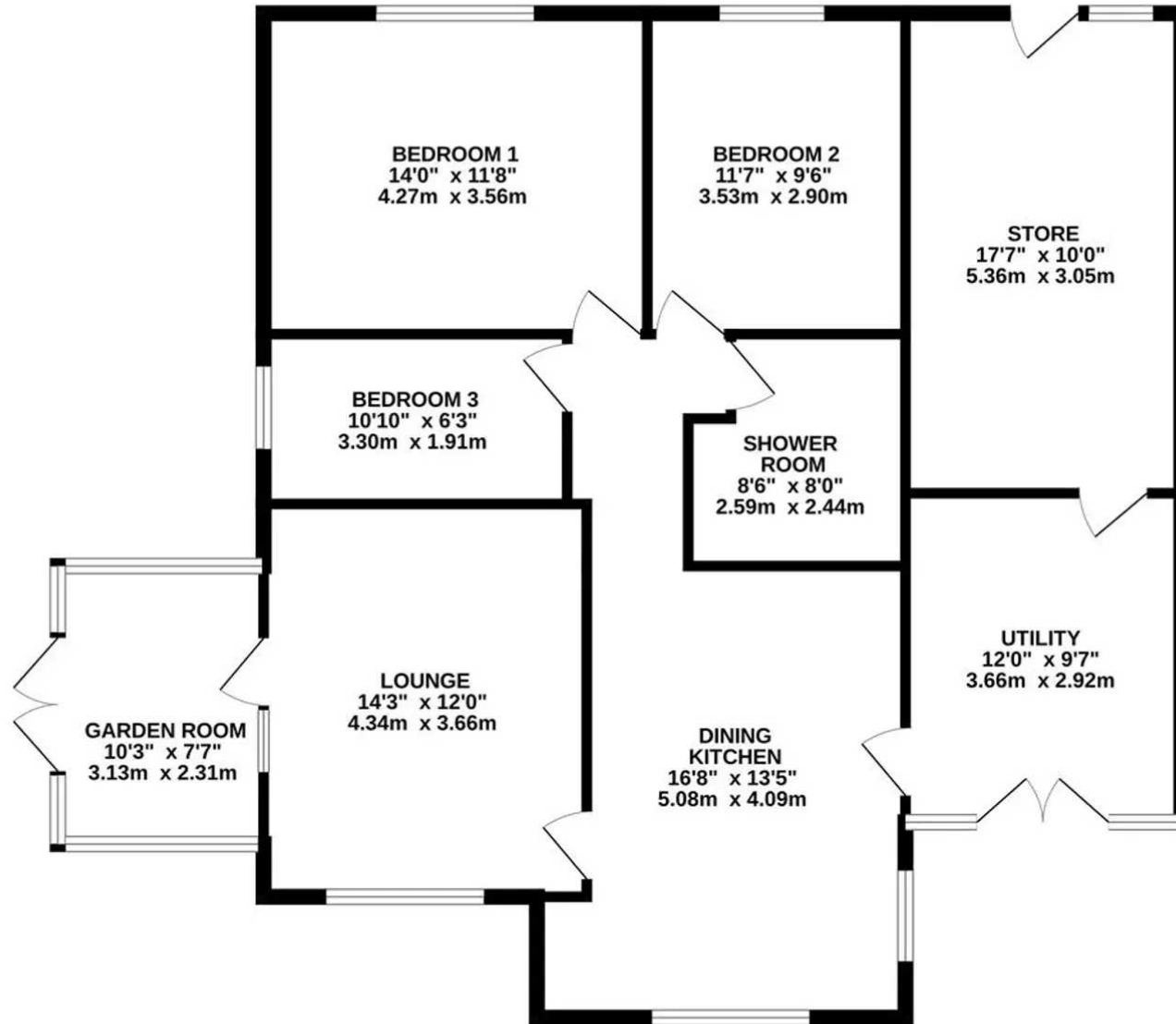




6 Springfield Drive, Birdsedge
Huddersfield

Offers in Region of **£265,000**



SPRINGFIELD 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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6 Springfield Drive

Birdsedge, Huddersfield

A SUPERBLY PRESENTED, DETACHED, TRUE BUNGALOW, SITUATED IN A PLEASANT CRESCENT SETTING AND NESTLED IN THE SOUGHT-AFTER VILLAGE OF BIRDSEDGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





INTERNAL

ENTRANCE / UTILITY

Enter into the property through double-glazed twin doors with obscure glazed inserts and adjoining double-glazed windows into the utility/entrance hall. This impressive light and airy space features a multi-panel timber and glazed door which leads to the open-plan dining kitchen and a multi-panel door to the rear of the room which leads into a useful storage room. There is high-quality flooring, a fluorescent tube light point, and plumbing for an automatic washing machine and space for a condensing dryer.

STORAGE ROOM

10' 0" x 17' 7" (3.05m x 5.36m)

The storage room and utility historically were the garage for the property. There is lighting and power in situ, as well as double-glazed external door with two adjoining, obscure glass windows to the side elevation which provides direct access to the gardens.

OPEN-PLAN DINING KITCHEN

Dimensions: 4.09m x 5.08m (13'5" x 16'8"). The open-plan dining kitchen is a generously proportioned space with dual aspect double-glazed windows to the front and side elevations, four ceiling light points, and high-quality Amtico flooring. The kitchen area features a range of fitted wall and base units with high-gloss cupboard fronts and complementary work surfaces over, which incorporate a single bowl stainless-steel sink and drainer unit with chrome mixer tap. The centrepiece of the kitchen is the breakfast island which features a built-in four-ring ceramic induction hob with ceiling mounted extractor hood over and a built-in electric fan-assisted oven. The breakfast island features useful cupboards with matching high-gloss cupboard fronts and matching work surfaces over. The kitchen is equipped with plumbing and provisions for a dishwasher, and there is a multi-panel timber and glazed door which provides access to the lounge, and an inner hallway which provides access to the bedroom and bathroom accommodation. Please note, the measurements



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FRONT GARDEN

Externally to the front, the property features a double driveway which provides off-street parking for up to two vehicles in tandem. The front garden features a flagged patio area which is an ideal space for al fresco dining and barbecuing, and there is a low maintenance gravel raised bed with flowers and shrubs. The garden then extends across the front and side of the property, with a generously proportioned lawn with part-fence and part-hedge boundaries. There are well-stocked flower and shrub beds, and pleasant flagged patio for enjoying the afternoon and evening sun. A stone flagged pathway proceeds down the side of the property to the rear garden.

REAR GARDEN

Externally to the rear is a low maintenance garden space which is currently not landscaped but could be laid to lawn or utilised as a patio. There are raised flower and shrub beds and fenced boundaries.

DRIVEWAY

2 Parking Spaces





You can include any text here. The text can be modified upon generating your brochure.

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