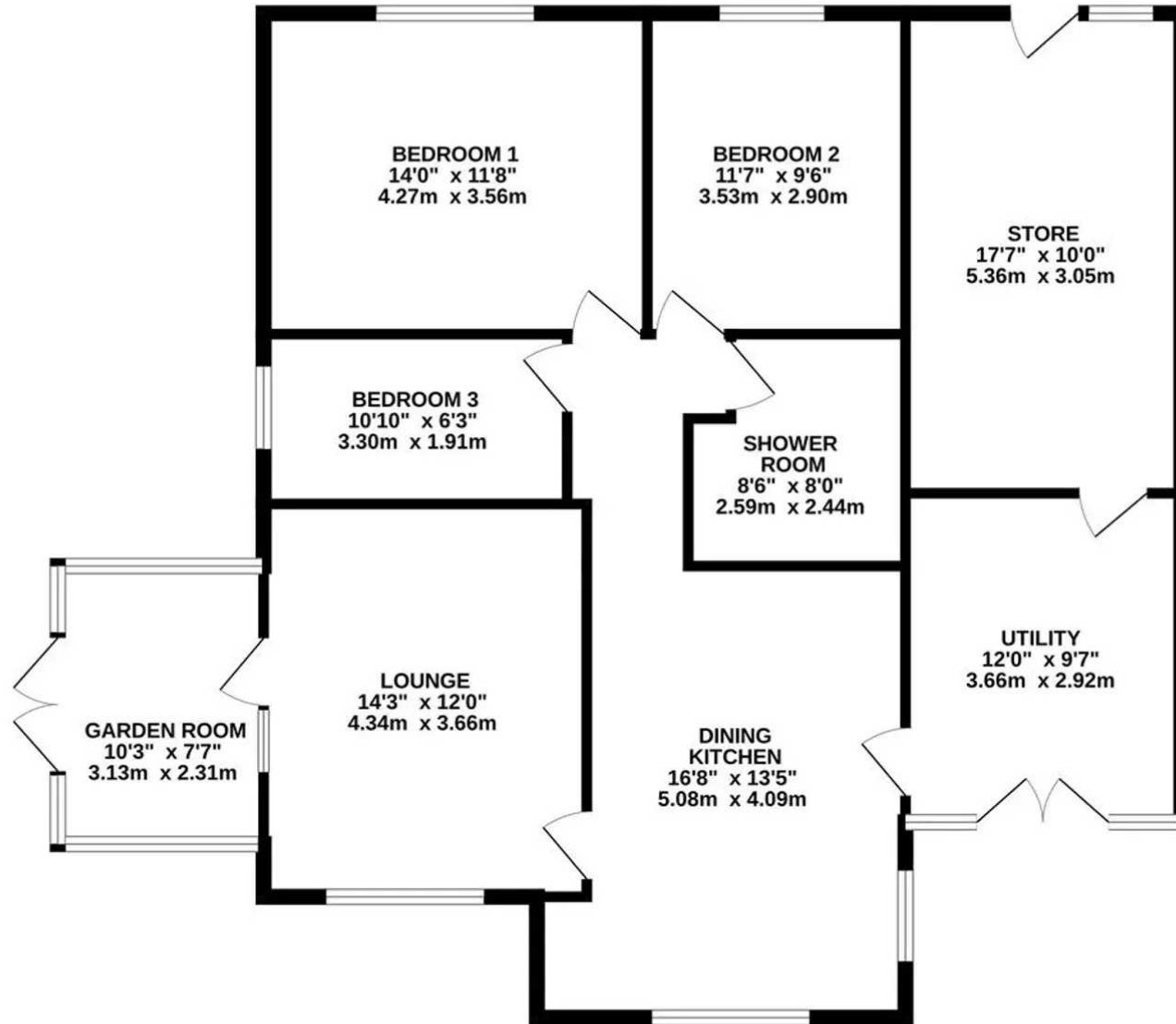




**6 Springfield Drive, Birdsedge**  
Huddersfield

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

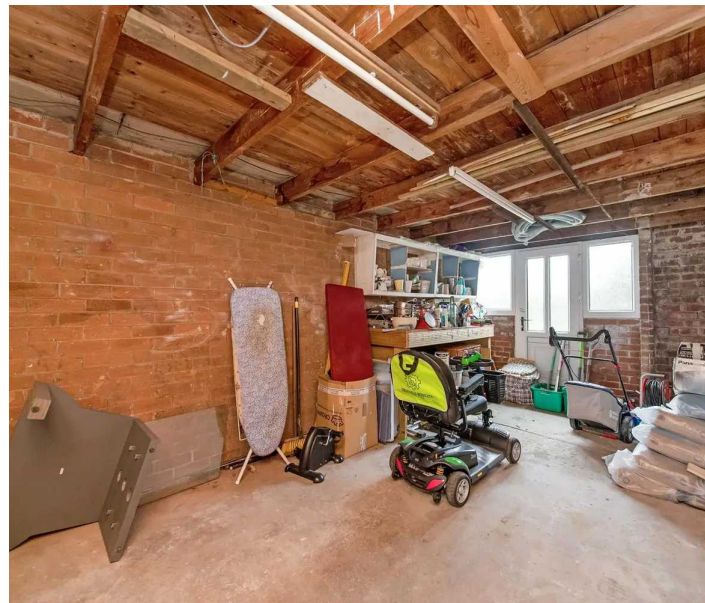
### ENTRANCE / UTILITY

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 extend to 13'5" x 25'9" into the hallway.





### LOUNGE

14' 3" x 12' 0" (4.34m x 3.66m)

The high-quality Amtico flooring continues through from the open-plan dining kitchen into the lounge, which also features a bank of double-glazed windows to the front elevation, offering pleasant views across the property's gardens and with tree-lined backdrop. There is a central ceiling light point, a radiator, and a double-glazed external door with adjoining window leading to the garden room.

### GARDEN ROOM

10' 3" x 7' 7" (3.12m x 2.31m)

The garden room enjoys a great deal of natural light which cascades through the triple-aspect banks of windows to the front, side and rear elevations. There is inset spotlighting to the ceilings, electric plug points, high-quality Amtico flooring, and double-glazed French doors to the side elevation which provide direct access to the gardens. The garden room enjoys similar aspects to the lounge, with views across the property's gardens and with tree-lined backdrop over rooftops.

### BEDROOM ONE

14' 0" x 11' 8" (4.27m x 3.56m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a panelled ceiling with ceiling light point, and a radiator.

### BEDROOM TWO

Dimensions: 3.53m x 2.90m (11'7" x 9'6"). Bedroom two is a double bedroom with ample space for freestanding furniture. There is a double-glazed window to the rear elevation, a panelled ceiling with central ceiling light point, and a radiator.

### BEDROOM THREE

10' 10" x 6' 3" (3.30m x 1.91m)

Bedroom three is a well-proportioned single bedroom which could be utilised as a home office or nursery. There is a double-glazed window to the side elevation and a ceiling light point





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**Simon Blyth**

ESTATE AGENTS



#### **HOUSE SHOWER ROOM**

8' 6" x 8' 0" (2.59m x 2.44m)

The house shower room features a wet-room-style shower with thermostatic rainfall shower and separate handheld attachment, a low-level w.c. with concealed cistern and push-button flush, which also incorporates a broad wash hand basin with chrome Monobloc mixer tap and vanity cupboards beneath. There is tiled flooring, part-panelled and part-tiled walls, a panelled ceiling with ceiling light point, a recessed spotlight with extractor, and a chrome ladder-style radiator.



## 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









**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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.**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

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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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

[kirkburton@simonblyth.co.uk](mailto:kirkburton@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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