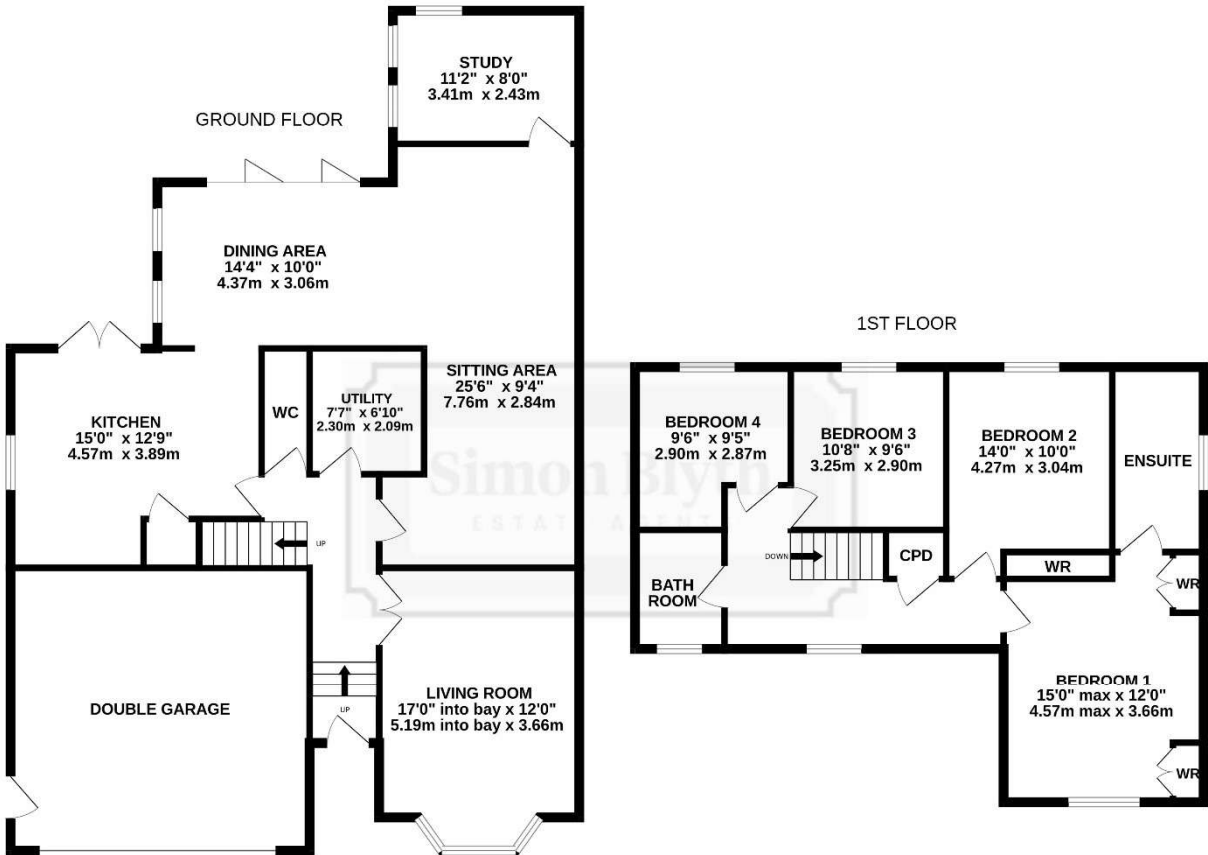




**20 HAREFIELD PARK, BIRKBY, HD2 2AS**



HAREFIELD PARK

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

An impressive stone built executive detached residence, located within a cul-de sac of similar high calibre detached homes and perfect for a growing family.

The property has been extended at ground floor level to offer excellent living space ideal for those who wish to entertain and situated within a popular and well-regarded residential area close to neighbouring Lindley with a variety of shops, restaurants and bars, Huddersfield Royal Infirmary and minutes from junction 24 of the m62 linking East Lancashire to West Yorkshire. The accommodation is served by gas central heating system, pvcu double glazing, security and alarm. Briefly comprising to the ground floor entrance hall, downstairs wc, bay fronted living room, fitted breakfast kitchen, large open plan sitting and dining area with glazed atrium and three section bi fold doors with study off. First floor landing leading to master bedroom with en-suite bathroom, three further double bedrooms and family bathroom. Externally a double width tarmac driveway provides off-road parking and in turn leads to a double garage together with gardens laid out to both front and rear.

**Offers Around £620,000**

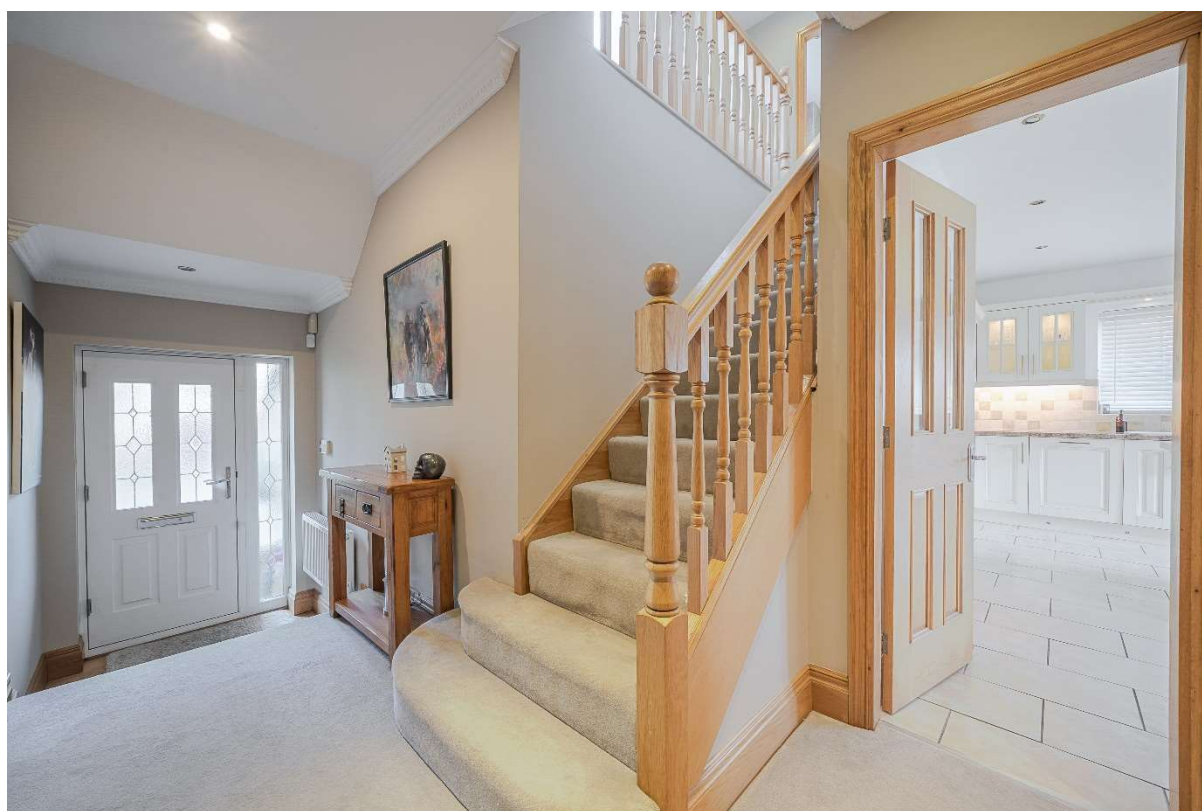
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## GROUND FLOOR

### ENTRANCE HALL

This has a composite panelled and frosted double glazed door with oak flooring to the initial section together with central heating radiator and three steps rising to the main hallway which has inset LED downlighters and to one side a spindled staircase rises to the first floor. From the hallway access can be gained to the following rooms: -



### DOWNSTAIRS WC

*Measurements- 7'7" x 2'8"*

With inset LED downlighters, floor to ceiling tiled walls, central heating radiator and fitted with a suite comprising pedestal wash basin and low flush WC.

## LIVING ROOM

*Measurements – 17'0" into bay x 12'0"*

This is approached through twin oak panelled and bevelled glass doors, there is a walk-in bay with pvcu double glazed windows looking out over the front garden providing the room with plenty of natural light. There is ceiling coving, two central heating radiators, two wall light points and as the main focal point of the room there is a feature fireplace with surround, tiled inset, coal effect gas fire and marble hearth.



## KITCHEN

*Measurements-12'9" X 15'0"*

With an oak panelled and bevelled glass door giving access from the hallway, there is a pvcu double glazed window to the side elevation, pvcu double glazed French doors opening onto the rear garden and adjacent to these there is a doorway giving access to the dining room. There are inset LED downlighters, an oak panelled door which gives access to a useful pantry, the kitchen has a central heating radiator, tiled floor and fitted with a range of ivory shaker style base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with tiled splashbacks, glazed display cupboards with glass shelving and downlighters, pelmet downlighters, concealed lighting beneath the wall cupboards, wine rack, inset one and half bowl single drainer sink with a brass effect monobloc tap, range style cannon gas cooker with six burner gas hob, twin oven and grill with extractor hood over, integrated fridge, integrated freezer, integrated dishwasher and island unit with drawer, pan drawers, cupboards and once again having contrasting overlying worktop which extends to form a breakfast bar.







## DINING AREA

*Measurements- 14'4" x 10'0"*

This forms a part of the extension which includes a sitting area and study. The dining area has glazed atrium with inset ceiling downlighters, there are two tall pvcu double glazed windows to the side elevations and three section bifold doors to the rear all of which provide the room with an abundance of natural light as well as taking advantage of some far-reaching views over Huddersfield and across to Grimscar woods to one side.





## SITTING AREA

Measurements- 25'6" x 4'0"

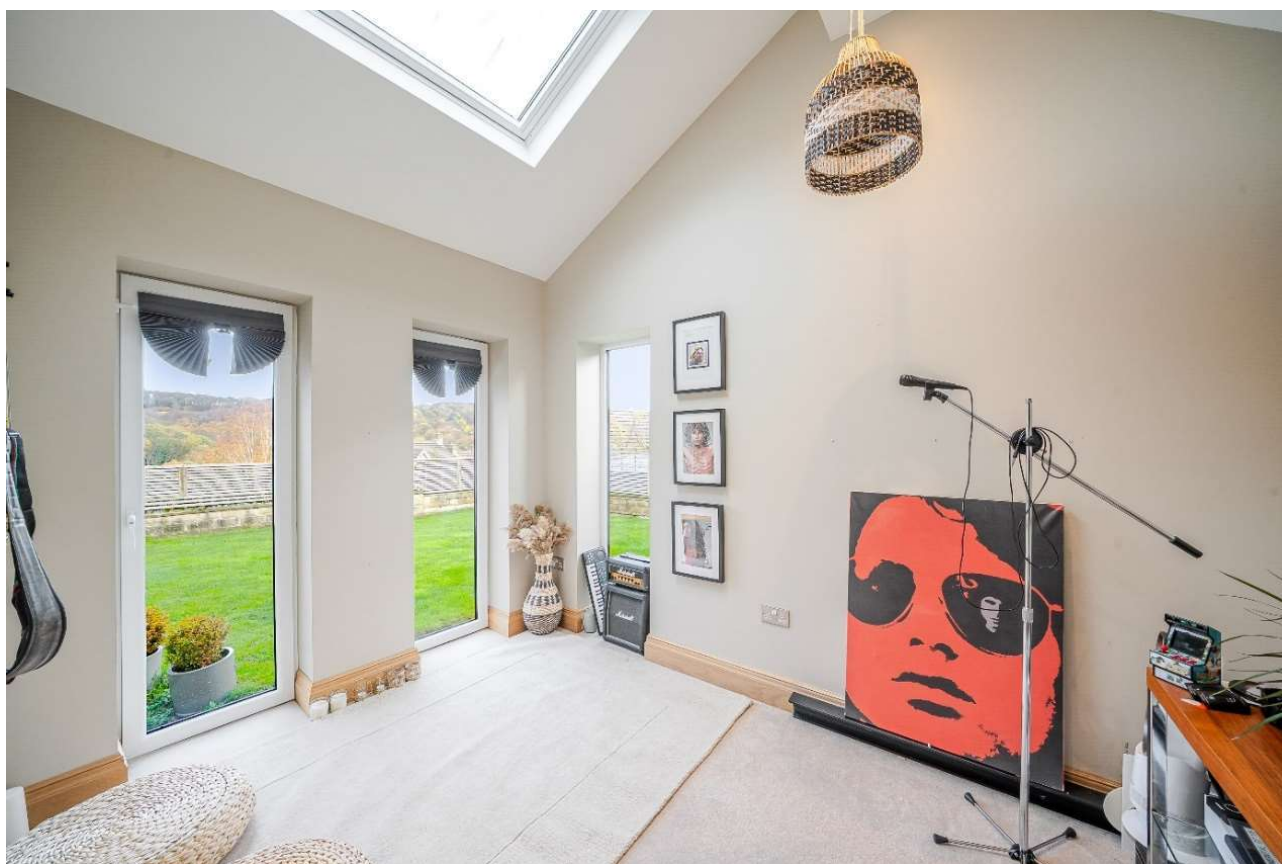
As the dimensions indicate this is another generously proportioned room which as stated earlier is open plan to the dining area and has an oak panelled and bevelled glass door to one side giving access to the hallway. There are two vertically hung radiators, inset LED downlighters, Velux double glazed window, two wall light points and to one side there is media unit which has housing for a flat screen tv up to 70 inches and below this there is a recess for a sound bar.



## STUDY

*Measurements- 11'2" x 8'0"*

This is accessed from the sitting area and has an oak panelled and bevelled glass door, there is a pvcu double glazed window to the rear elevation and two pvcu double glazed doors to the side elevation with views stretching across to Grimscar woods. In addition there is further natural light from Velux double glazed window together with inset LED downlighters and a vertically hung radiator.



## UTILITY ROOM

Measurements- 7'7" x 6'9"

This is accessed from the main entrance hall and has inset LED downlighters, tiled floor, central heating radiator together with a range of ivory shaker style cupboards with contrasting overlying timber effect worktops together with splashbacks, inset stainless steel sink with chrome monobloc tap and with plumbing for automatic washing machine.





## FIRST FLOOR

### LANDING

With loft access with a fold down timber ladder leading to a large centrally boarded and insulated loft which has light and at one side there is a wall mounted Baxi gas fired central heating boiler. Inset LED downlighters, pvcu double glazed window, central heating radiator and useful storage cupboard. From the landing access can be gained to the following rooms: -

### BEDROOM ONE

Measurements- 15'0"  
maximum x 12'0"

A double room which has pvcu double glazed windows, inset LED downlighters, central heating radiator and fitted wardrobes. To one side an oak panelled door opens to the en-suite bathroom.



### EN SUITE BATHROOM

Measurements- 12'7" x 5'0"

With LED downlighters, extractor fan, frosted pvcu double glazed window, column style radiator, floor to ceiling tiled walls with inset mirror, tiled floor and fitted with a suite comprising free standing roll top bath resting on ball and claw feet with a chrome mixer tap incorporating hand spray, twin circular hand wash basins with chrome monobloc taps resting on a vanity unit, low flush wc and corner shower cubicle with chrome shower fitting.

## BEDROOM TWO

*Measurements-14'0" x 10'0"*

A double room with pvcu double glazed window looking out across the rear garden and enjoying far reaching views beyond, there are inset LED downlighters, central heating radiator and fitted floor to ceiling wardrobes.



### BEDROOM THREE

*Measurements- 10'8" x 9'6"*

A double room with pvcu double glazed window looking out over the rear garden and once again enjoying some far-reaching views, there are inset LED downlighters and a central heating radiator.



### BEDROOM FOUR

*Measurements- 5'0" x 9'6"*

A double room situated adjacent to bedroom number three with pvcu double glazed window looking out over the rear garden and with lovely far-reaching views beyond with Emley Moor mast in the distance. There are inset LED downlighters and central heating radiator.

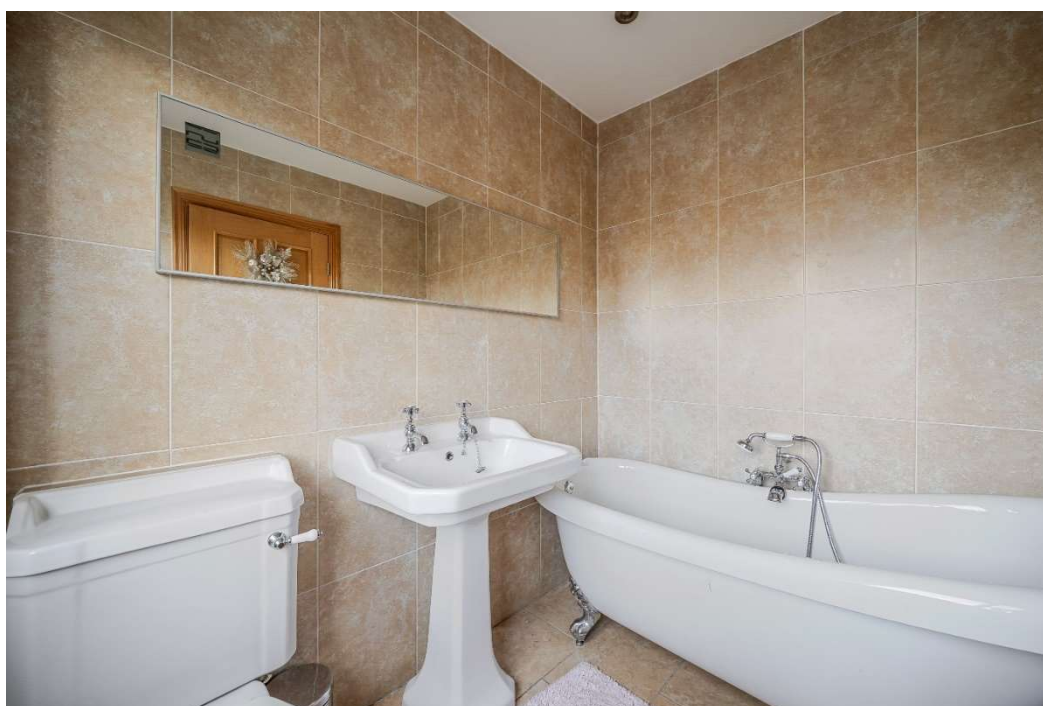




## **FAMILY BATHROOM**

*Measurements- 7'2"x 5'8"*

With frosted pvcu double glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail fitted with a suite comprising roll top slipper style bath resting on ball and claw feet with chrome mixer tap incorporating hand spray, pedestal wash basin and low flush wc.



## OUTSIDE

### PARKING

To the front of the property there is a double width driveway which provides off-road parking in turn leads to a double garage.

### DOUBLE GARAGE

*Measurements- 17'0" x 17'3"*

With an electric up and over door, pvcu and frosted double glazed courtesy door to one side, power, light and with some useful roof void storage.





## GARDENS

To the front of the property there is an Indian stone flagged pathway which a block paved boarder rising to the main entrance, adjacent to this there is a lawned garden and to either side of the house there is a gated pathway providing access to the rear.



## REAR GARDEN

With flagged patio which can be accessed through French doors in the kitchen this has a timber pagoda and views to one side stretching across to Grimscar woods. Beyond this there is a lawned garden together with flagged pathway and wall and timber fencing to the borders and once again having views over Huddersfield and Grimscar woods to one side.





### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has pvcu double glazing

Alarm- The property is fitted with an alarm and cctv

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees

Council tax band – F

### **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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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.

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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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Sunday - 11:00 to 16:00

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