



Heathdale Avenue, Birkby, Huddersfield, HD2 2XT

welcome to

Heathdale Avenue, Birkby, Huddersfield

Located in highly sought-after Birkby and overlooking Grimscar woods, this extended family home with three reception rooms, an integral garage and ample off-road parking located with vehicle access from the front to the rear of the property. Close proximity to M62 networks, schools and amenities.



Entrance Hall

Immaculate entrance hall providing a welcoming entrance to the home. Fitted with laminate flooring, with lots of natural light from a double glazed window to the front. Plus an integral storage cupboard with the potential to be a downstairs WC. Warmed by a central heating radiator.

Lounge

13' 4" x 15' 5" (4.06m x 4.70m)

Fabulously spacious lounge with laminate flooring. Well presented and modern with a double glazed window to the rear. Warmed by a central heating radiator.

Kitchen

9' 4" x 19' 5" (2.84m x 5.92m)

Light and open kitchen which has a double glazed window and external door to the rear. Fitted with a range of base and wall units with laminate worktops. With modern integral appliances like electric oven and gas hob with extractor hood. Plus space for fridge/freezer, dishwasher and washing machine.

Lounge/Diner

17' 9" x 12' 6" into recess (5.41m x 3.81m into recess)

Spacious open plan lounge/dining room, perfect for hosting or for families. Fitted with carpeted flooring the space is modern and move in ready. Warmed by a central heating radiator. Natural light flowing through the space from two double glazed windows to the front and rear.

Reception Two

12' 3" x 16' 2" (3.73m x 4.93m)

Another exceptionally spacious room fitted with carpeted flooring. Warmed by a central heating radiator. With a double glazed window to the front. Plus extra storage into an understair cupboard.

First Floor Landing

Carpeted first floor landing which is warmed by a central heating radiator.

Bedroom One

13' 5" to wardrobes x 11' (4.09m to wardrobes x 3.35m)

Spacious and modern double bedroom which is fitted with integral wardrobes. Warmed by a central heating radiator, and with a double glazed window to the front.

En Suite

Immaculate en suite which is fully tiled. A double glazed window to the side, fitted with a walk in shower cubicle, low flush WC and wash hand basin. Warmed by a heated towel rail.

Bedroom Two

13' 5" to wardrobes x 13' 4" (4.09m to wardrobes x 4.06m)

Another modern and move in ready bedroom which is fitted with carpeted flooring and integral wardrobes. Warmed by a central heating radiator, and with a double glazed window to the rear.

En Suite

Modern en suite with a tile floor. With a double glazed window to the side. Fitted with a walk in shower, low flush WC and wash hand basin.

Bedroom Three

9' 5" x 10' 1" (2.87m x 3.07m)

Good sized double bedroom with carpeted flooring. Extra storage into integrated cupboards making the property ideal for families. Warmed by a central heating radiator, with a double glazed window to the rear.

Bedroom Four

11' 3" max x 10' 1" (3.43m max x 3.07m)

Another spacious double bedroom with a double glazed window to the front. Warmed by a central heating radiator and fitted with carpeted flooring.

Bedroom Five

11' 11" x 11' (3.63m x 3.35m)

Spacious double bedroom, well presented and move in ready with carpeted flooring. With a feature gas fire which is disconnected, plus an integral wardrobe for lots of extra storage. With a double glazed

window to the front, warmed by a central heating radiator.

Bathroom

Immaculate family bathroom which is fantastically spacious. Fitted with a corner bath and hand held shower, low flush WC and wash hand basin. Warmed by a heated towel rail, with laminate floor and lots of natural light from two double glazed windows to the rear.

Second Floor Attic Room

Carpeted attic room which spans the full footprint of the house. Fully boarded and with lighting, accessed by a pull down ladder.

Cellar

Cellar space spans the full footprint of the house, creating dry storage all year round.

External Garage

Integral garage with a double size electric roller door. Fitted with lights and a double glazed window to the front.

Front

To the front of the property is a large and well kept tarmac driveway with access to the integral garage, providing ample space for multiple cars.

Rear

To the rear of the property is a substantial gravelled garden lined with established hedges which overlooks greenery. Vehicle access from the front to the rear garden, through the integral garage.



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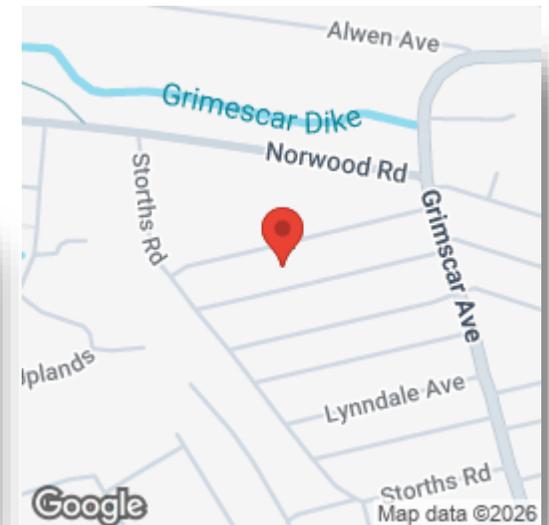
- Extended family home
- Views over Grimscar woods
- Close to local amenities and schools
- M62 links close-by
- Integral double garage linking the front and the rear with vehicle access

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117467 - 0006

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