



Burn Road | Birchencliffe | Huddersfield | HD2 2EG

Offers over £360,000



SHERIDAN
BAILEY
PROPERTY

Burn Road | Birchenclyffe Huddersfield | HD2 2EG Offers over £360,000

Immaculately presented and stylish three-bedroom detached property, in the sought after Oaklands Heath development in Birchenclyffe. A well designed home providing well-planned accommodation suited to modern living. Presented in excellent condition, the home offers a neutral, contemporary finish throughout, making it an appealing option for buyers looking for a property they can move straight into.

The accommodation includes Entrance Hall, Living Room, an open-plan Kitchen and Dining area, a separate Utility Room and a Ground-Floor WC. To the first floor are three Bedrooms, including a Master Bedroom with Ensuite shower room, alongside the Family Bathroom.

Externally, the property benefits from a single garage and double driveway. Side access to the landscaped garden and patios areas. This one is not to be missed

- Immaculate Showhome style, 3 bed detached home
- Turn Key Ready
- Sought after development
- Contemporary styled throughout
- Garage and double driveway

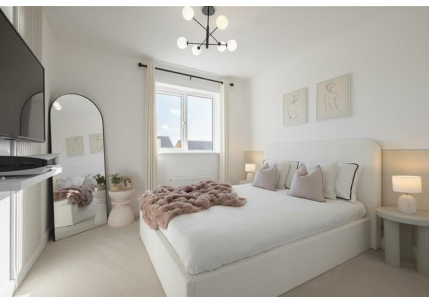
Entrance Hall

The front entrance opens into a hallway with decorative wall panelling, creating a welcoming first impression, and setting the tone for the rest of the home. A door leads directly into the Living Room.

Living Room

A beautifully stylish living room welcomes you in to this considered living space with an element of luxury. With decorative wall panelling a feature wall with TV mounting point, this is a space for cosy nights in with the family. Window to front elevation and quality laminate flooring. Door off leads to Kitchen/Dining and staircase off to first floor landing.





Kitchen / Dining

To the rear of the property is the Kitchen / Dining space again with a strong contemporary feel. The Kitchen comprises a range of matching wall and base units in a light grey shaker style with black handles. Integrated appliances include, 4 ring electric hob with extractor over, single low level electric oven, dishwasher, and a fridge freezer. The Kitchen is partially tiled and has high quality porcelain floor tiles flowing from Kitchen / Dining into the Utility.

The Dining Space has room for a 4-6 seater dining table and chairs and French Doors lead out the well designed rear garden and patio areas. The perfect space for daily living and entertaining alike! Archway leads to Utility.

Utility

Useful Utility Room with fitted wall and base units. Base units house washing machine and dryer. Access to back door and rear garden.

WC

Downstairs WC with low level flush and vanity washbasin

Staircase to 1st floor landing

Master Bedroom Ensuite

Generous Master Ensuite with decorative panelled feature walls and contemporary glass floor to ceiling wardrobes off the bedroom towards Ensuite, so not intruding into the Bedroom space. A tranquil space!

Ensuite is fully tiled and comprises shower cubicle, wash basin, low level flush with privacy window to front elevation

Bedroom 2

Good size Double Bedroom with window to rear elevation. Feature panelled wall

Bedroom 3 / Home Office / Dressing Room

Bedroom 3 is a single bedroom at the rear of the property. Flexible accommodation is offered here to future owners with the space being perfect for differing needs, Ideal for simply a bedroom, alternatively a Nursery, Home Office or Dressing Room, the choice is yours!

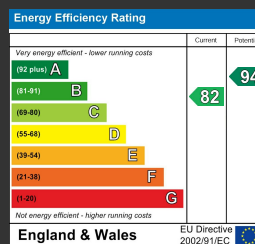
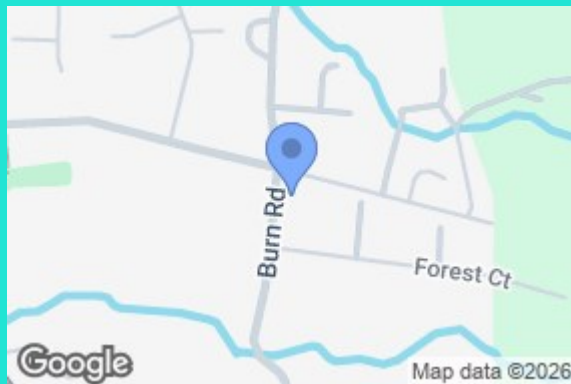
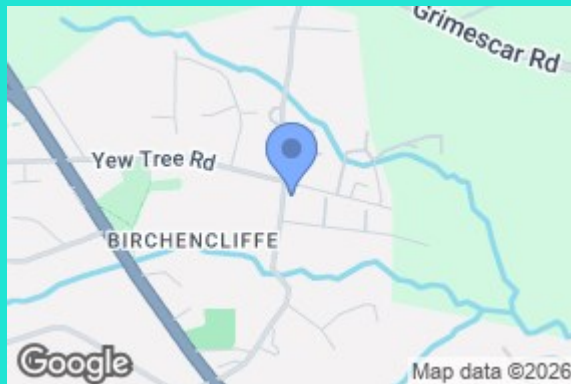
House Bathroom

Fully tiled Bathroom comprising bath, low level flush and wash basin. Privacy window to side elevation.

Outside Space

The property benefits from a single garage and double driveway. There is gated side access leading to well designed and perfectly maintained garden and patios. The garden boasts 2 patio spaces. Firstly a flagged patio immediately from the French Doors to the Kitchen/Dining Room.

The garden is then laid to lawn with decorative raised beds and a larger patio seating area to the back of the garden. A perfect sociable space.



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