



Platnam Grove | | Huddersfield | HD2 2RH

Asking price £395,000



SHERIDAN
BAILEY
PROPERTY

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Huddersfield | HD2 2RH
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Attractive 5 bedroom detached property located in a quiet cul-de-sac in Birkby, Huddersfield.

The property briefly comprises - Entrance Hall, Living Room with French Doors leading out to patio, a second reception room, generously sized Kitchen/Dining, Utility and Ground floor WC.

To the first floor are 4 double bedrooms including Master Ensuite, a single bedroom/home office as well as Family Bathroom

Externally the home has a private driveway and detached single garage. Well maintained gardens to front and rear with both decked and flagged patio areas, perfect for outdoor living.

- 5 bed detached property
- 2 reception rooms
- Decked and stone flagged patio areas
- Garage and driveway
- Newly fitted bathrooms
- Cul-de-sac

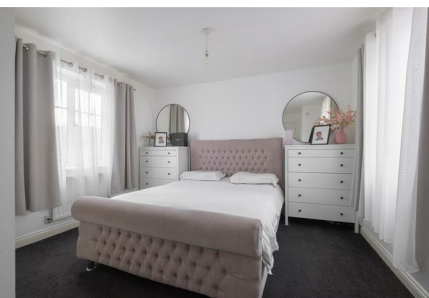
Entrance Hall

Front door opens up into a spacious Hallway with ample space for Cloaks. Staircase off to first floor landing.

Living Room

Double doors from Hallway open up into generously sized Living Room with feature panelled media wall and display shelving. Bay window to front elevation and French Doors to rear open directly onto decked patio space. A great space for daily living and entertaining.





Kitchen / Dining

Spacious Kitchen /Dining with French Doors leading out to rear patio, making this a very sociable space. The Kitchen comprises a range of cream wall and base units with worktops over. Integrated appliances include a BOSCH double oven, 4 burner gas hob and a dishwasher. Window to rear garden. The Kitchen provides ample space for an informal dining area.

Dining Room / 2nd Reception Room

The property has the added benefit of a second reception room, currently used as a Dining Room. This space provides the future owners with flexible accommodation options. The room could be a home office, playroom, or second sitting room

Utility / Pantry

Located off the Kitchen is a Utility with plumbing for washing machine and dryer.

WC

Contemporary , fully tiled WC with low level flush, vanity wash basin and storage under. Heated towel rail.

Staircase to 1st floor landing

Master Bedroom Ensuite

A light and airy Double Bedroom with dual aspect windows and fitted double wardrobes.

Contemporary and full tiled ensuite comprising double shower, low level flush, wash handbasin and heated towel rail

Bedroom 2

Double Bedroom with fitted wardrobes. Window to rear gardens

Bedroom 3

Double Bedroom with window to front elevation

Bedroom 4

Double Bedroom with window to front elevation.

Bedroom 5 / Home Office

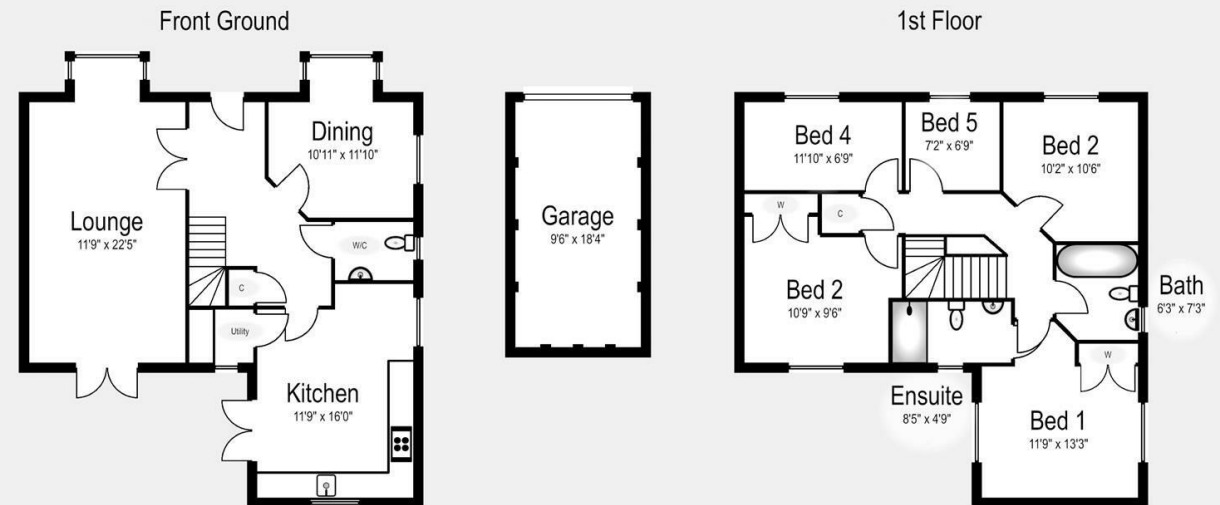
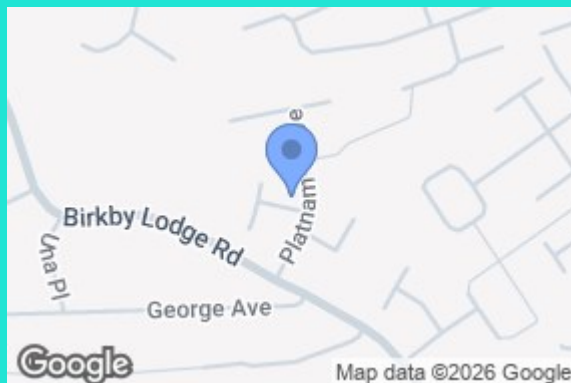
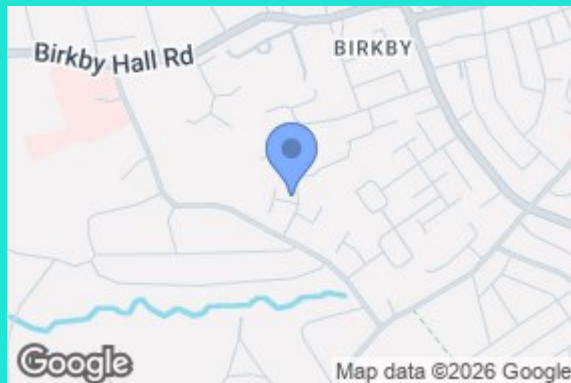
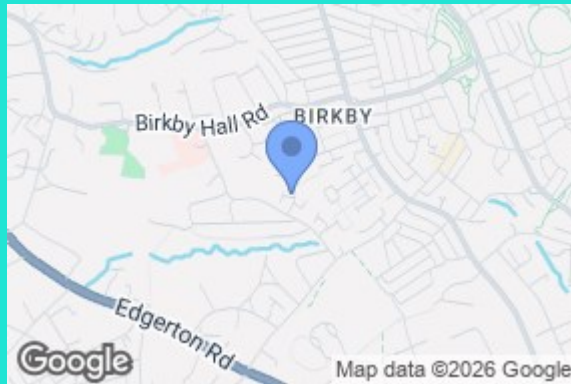
Single Bedroom currently used as a Home Office

House Bathroom

Contemporary, fully tiled bathroom with bath, low level flush, wash basin and towel rail.

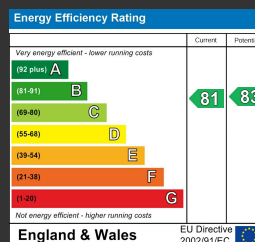
Outside Space

Attractive double fronted detached property located in a cul-de-sac position. Steps up to front door. To the rear is a newly laid decked patio area and as well as a flagged patio area and lawn. Steps from patio lead to a rear garden gate and access to private driveway and detached double garage.



HD2 2RH
Internal -1662 ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



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