



42 Birkhead Close

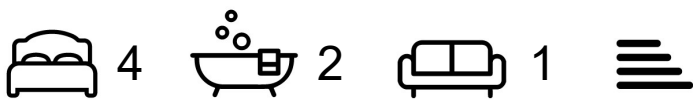
Highburton, Huddersfield, HD8 0GS

A surprisingly spacious four bedroom end terrace town house in this sought after village with far reaching views. The property has flexible accommodation over three floors with a huge garage and ground floor bedroom/home office. The end plot gives it enclosed garden areas to three sides as well as off road parking, The accommodation briefly comprises entrance hallway, integral garage, WC and ground floor bedroom/home office. To the first floor are the dining kitchen, separate lounge and WC. The second floor has three bedrooms, master with ensuite and dressing room. Gardens and off road parking.

O.I.R.O £328,300

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- FOUR BEDROOM SEMI DETACHED TOWNHOUSE
- MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE
- SOUGHT AFTER LOCATION WITH INTEGRAL GARAGE
- LARGE DINING KITCHEN AND SEPARATE LOUNGE
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- ENCLOSED LOW MAINTENANCE GARDENS TO THREE SIDES

Entrance

Hallway

15'7" x 7'6" (4.75m x 2.29m)

Integral Garage

19'2" x 15'2" average (5.84m x 4.62m average)

Inner Hallway

9'11" x 4'0" (3.02m x 1.22m)

Ground Floor Bedroom or Home Office

10'7" x 7'1" (3.23m x 2.16m)

Ground Floor WC

6'4" x 2'10" (1.93m x 0.86m)

First Floor Landing

Lounge

18'9" x 15'8" max (5.72m x 4.78m max)

Dining Kitchen

15'1" x 9'11" (4.60m x 3.02m)

WC

6'8" x 2'7" (2.03m x 0.79m)

Second Floor Landing

Master Bedroom

11'3" x 9'11" (3.43m x 3.02m)

Ensuite

5'9" x 4'11" (1.75m x 1.50m)

Bedroom 2

14'9" x 9'8" (4.50m x 2.95m)

Bedroom 3

9'6" x 6'7" (2.90m x 2.01m)

Family Bathroom

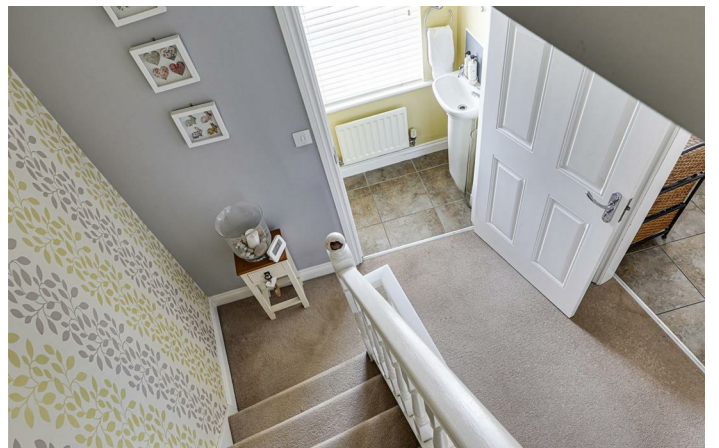
6'1" x 5'11" (1.85m x 1.80m)

Off Road Parking and Front Garden

Rear and Side Garden



Directions



Floor Plan



Birkhead Close, Highburton, Huddersfield, HD8 0GS

Total Area: 143.5 m² ... 1544 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

