

38 Birkhead Close,
Highburton HD8 0GS

OFFERS AROUND
£295,000



THIS FOUR BEDROOM, THREE STOREY, END TOWN HOUSE SITS AT THE END OF A PRIVATE DRIVEWAY WITH OFF ROAD PARKING FOR TWO VEHICLES, ENCLOSED REAR GARDEN AND STUNNING VIEWS.

FREEHOLD / COUNCIL TAX BAND: B / ENERGY RATING:

PAISLEY
PROPERTIES

ENTRANCE HALL 16'1" apx x 2'11" apx

You enter the property through a composite door into this welcoming entrance hallway. There is a useful built in coat and shoe cupboard to your left, matted flooring as you enter, Karndean grey wood effect flooring beyond and doors which lead to the shower room, utility and two ground floor bedrooms. Stairs ascend to the first floor landing.



GROUND FLOOR SHOWER ROOM 8'9" apx x 2'9" apx

Fitted with a shower cubicle with glazed door and mains fed shower, pedestal hand wash basin and low level W.C this handy ground floor shower room is partially tiled in attractive wall tiles, has an obscure glazed side facing window and Karndean grey wood effect flooring. This shower room adds to the appeal of single level living that this property offers providing facilities to the two bedrooms on the ground floor. A door leads to the hall.



UTILITY ROOM 7'10" apx x 5'6" apx

Conveniently positioned with direct access out onto the rear garden from its part glazed external door this utility room is fitted with a range of solid wood wall and base units, roll top work surfaces, a stainless steel sink and drainer and tiled splashbacks. There is space for a free standing washing machine and tumble dryer and the property's central heating boiler is neatly tucked away behind a wall cupboard to one corner. With the addition of cooking facilities this could make a little kitchen area. Grey wood effect Karndean flooring continues through from the entrance and a door leads to the hall.

BEDROOM FOUR 8'8" apx x 7'11" apx

This good sized fourth bedroom would comfortably accommodate bedroom furniture or would alternatively make a superb home office, hobby room or snug. There is a rear facing window which looks out over the garden and beyond and a door leads to the hall.



BEDROOM THREE 15'9" max x 7'8" max

Formerly the garage, this has been fully converted, with all the necessary permissions, into a wonderful double bedroom. The room offers versatility and would lend itself to a number of different uses and adds to the ability to create single level 'flat' style living, ideal for an elderly relative or teenager. There is a front facing window, spot lighting, grey wood effect Kardean flooring and a door leads to the hall.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where there are doors leading to the lounge and dining kitchen. Further stairs rise to the second floor landing.



LOUNGE 17'6" apx x 14'7" apx

This impressive L shaped lounge is well presented and offers an abundance of space for free standing furniture. There are three dual aspect windows in addition to glazing which looks through onto the landing. A door leads to the landing.





DINING KITCHEN 14'8" apx x 10'1" max

Positioned to the rear of the property this dining kitchen has far reaching views from the two windows that would make anyone envious. The kitchen is fitted with solid wood wall and base units, roll top work surfaces, tiled splashbacks and a one and a half bowl stainless steel sink with mixer tap. There is a fitted electric oven, four ring gas hob, concealed extractor fan, space for an American style fridge freezer and plumbing for a dishwasher. To one end of the room there is ample space for a dining table and chairs and there is tile effect Karndean flooring underfoot. A door leads to the landing.



SECOND FLOOR LANDING

Stairs ascend from the first floor to this second floor landing where there are doors which lead to the two bedrooms.

BEDROOM TWO 14'7" apx x 7'11" apx extending to 10'9" into the

With breathtaking views over rolling countryside from its two windows, this generously sized double bedroom provides plenty of space for a bank of wardrobes, alongside other bedroom furniture items. The room is nicely decorated, has spot lighting and doors which lead to the ensuite shower room and landing.



VIEW



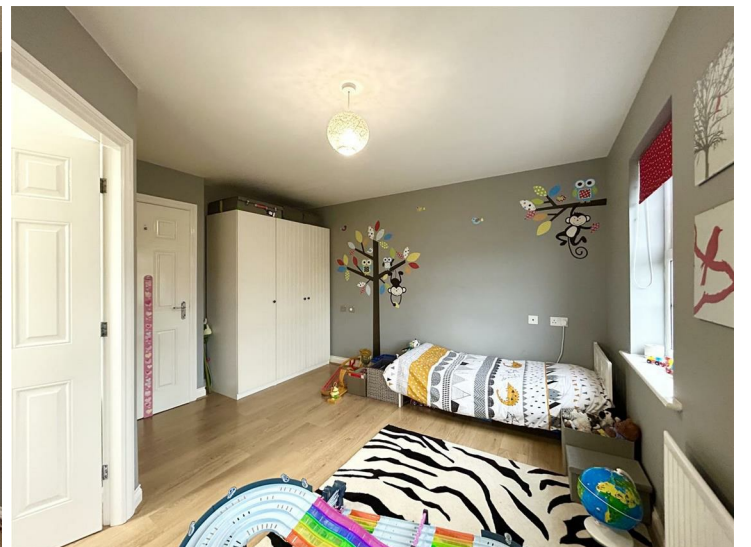
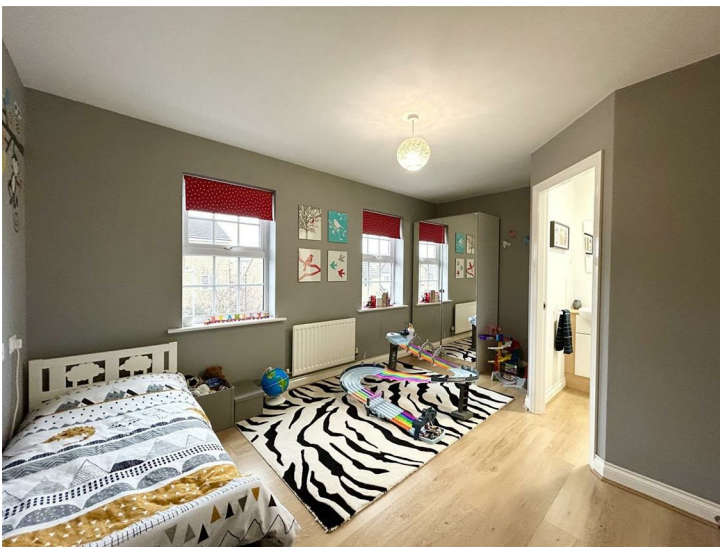
EN-SUITE 5'9" apx x 5'3" apx

Having recently been fitted this stylish en-suite comprises of a curved corner shower cubicle with black shower, a hand wash basin with black tap which sits upon a grey vanity unit and a low level W.C. The room is fully tiled in attractive wall and floor tiles, has spot lighting, a black heated towel rail and a door which leads to the bedroom.



BEDROOM ONE 14'7" max x 12'8" max

Located to the front of the property with two windows overlooking the street, this well proportioned master bedroom has two useful alcoves perfect for wardrobes and ample space for a king-size bedroom and bedside tables. There is quality oak effect laminate flooring and doors lead to the en-suite and landing.



EN-SUITE BATHROOM 6'6" apx x 5'6" apx

Comprising of a three piece white suite including full size bath with shower attachment, hand wash basin which sits upon a vanity unit and low level W.C this modern bathroom is partially tiled, has a side facing obscure glazed window, laminate oak effect flooring and a door which leads to bedroom one.



FRONT

The property is located at the very end of a private driveway which serves only four properties. There is parking for two vehicles off the road but the second space also doubles up as a low maintenance front garden if desired as it is laid with attractive shale and bordered with plants and shrubs. A gate provides access down the side of the house.



SIDE

Benefitting from a large amount of extra space down the side of the house the vendors have utilised this area for a large garden shed and bin storage.

REAR

Enjoying some of the most stunning views this rear garden has been lovingly designed and landscaped to make the most of the surroundings. There is a raised stone flagged patio which adjoins the house and is perfect for outdoor dining furniture, steps then lead down to a artificial lawned garden with planted borders and a generous deck with inset lighting which offers an idyllic place to sit and look out over the neighbouring fields and woodland.



EXTERNAL WORKS

Please note the rear of the property has been treated with a water repellant spray to protect the stonework and prevent any penetrating damp.

AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

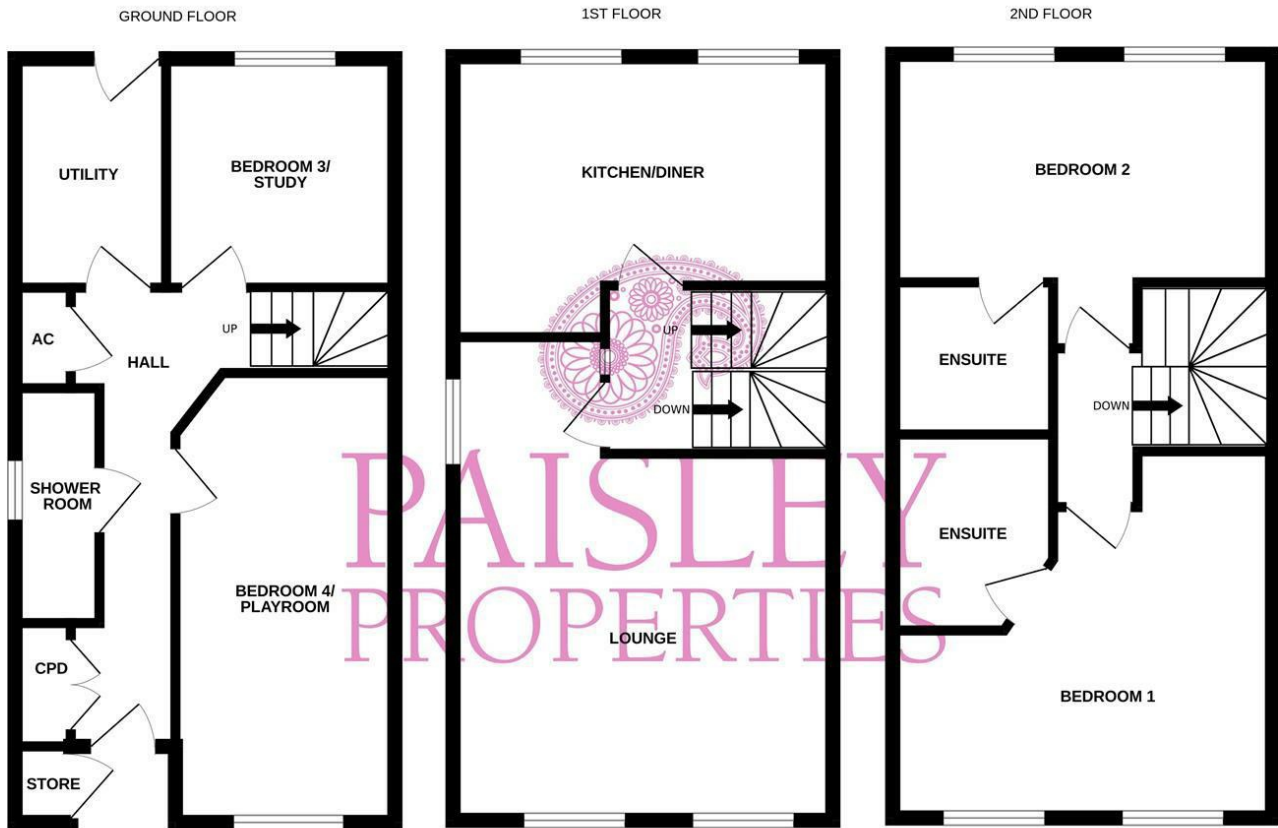
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

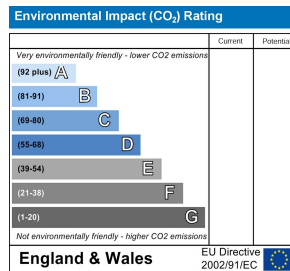
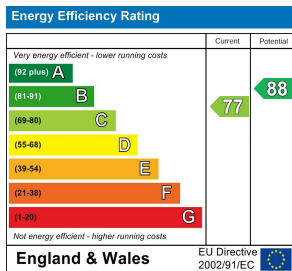
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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.
 Made with Metropix ©2024



www.paisleyproperties.co.uk

Skelmanthorpe Office:
 17 Commercial Road,
 Skelmanthorpe, HD8 9DA
 t: 01484 443893

Almondbury Office:
 75-77 Northgate,
 Almondbury, HD5 8RX
 t: 01484 443922

Mapplewell Office:
 4 Blacker Road,
 Mapplewell, S75 6BW
 t: 01226 395404

