



35 Platnam Grove, Birkby, Huddersfield, HD2 2RH



SHERIDAN  
BAILEY  
PROPERTY



Stunning 4/5 bedroom detached property of showhome standard located at the head of a quiet cul-de-sac in Birkby, Huddersfield.

Reconfigured ground floor accommodation to open up the space into a family friendly living space has transformed this property. The focal point of this home is the large, contemporary Kitchen / Dining area with French Doors leading out to rear garden and patio areas.

The property briefly comprises - Entrance Hall, fabulous open plan Kitchen / Dining. Living Room, Second reception room/ Bedroom 5, and ground floor WC. To the first floor are 4 double bedrooms including Master Ensuite as well as Family Bathroom

Externally the home has a private driveway and detached single garage. Well maintained gardens to front and rear with rear garden well designed on two levels with distinct patio seating space.

**£425,000**





### Entrance Hall

Front door opens up into a welcoming light hallway and sets the tone for the rest of this stunning family home. Useful store cupboard off.

### Living Room

Partially glazed double doors open up from the Hallway into a good sized Living Room. French doors lead out to a flagged patio seating area. Lovely family space with ample room for double sofas and furniture.

### Kitchen / Dining

A truly beautiful result from reconfiguring the ground floor arrangement to this property. An enviable entertaining space and the perfect space for daily family living. The Kitchen is stunning and comprises a range of hi-gloss, handleless wall and base units with light grey quartz effect worktops over. Ample storage and work preparation space with breakfast bar with seating for 2-3 people. Integrated appliances include, fridge freezer, dishwasher, eye level electric double oven, 4 burner gas hob with stainless steel splashbacks and extractor over, and washing machine. Sink with mixer tap over. Window to front of property. Access door to side of property.

The Dining space will easily accommodate dining table and chairs for 8-10 people with ample space remaining. A lovely space for entertaining and celebrating family events. French doors lead out to the flagged patio area and rear gardens.



### 2nd Reception Room / Bed 5

Additional Reception room with window to front elevation offers future owners flexible living options. Currently used as Home Office, equally this room could be a Playroom or Sitting Room. Under stairs store

## WC

Useful ground floor WC with vanity wash handbasin and extractor.

## Staircase to 1st floor landing

## Master Bedroom Ensuite

Generous, light and airy bedroom to the rear of the property with window to private rear garden views. A tranquil space with feature half panelled wall with contemporary fitted wardrobes and dressing space to one wall.

Contemporary partially tiled Ensuite with tiled floor and comprising, double walk in shower, low level WC, wash handbasin with vanity units and storage. Heated towel rail.

## Bedroom 2

Good sized Double bedroom with fitted double wardrobe and window to front elevation.

## Bedroom 3

Good sized Double Bedroom with window to rear elevation

## Bedroom 4

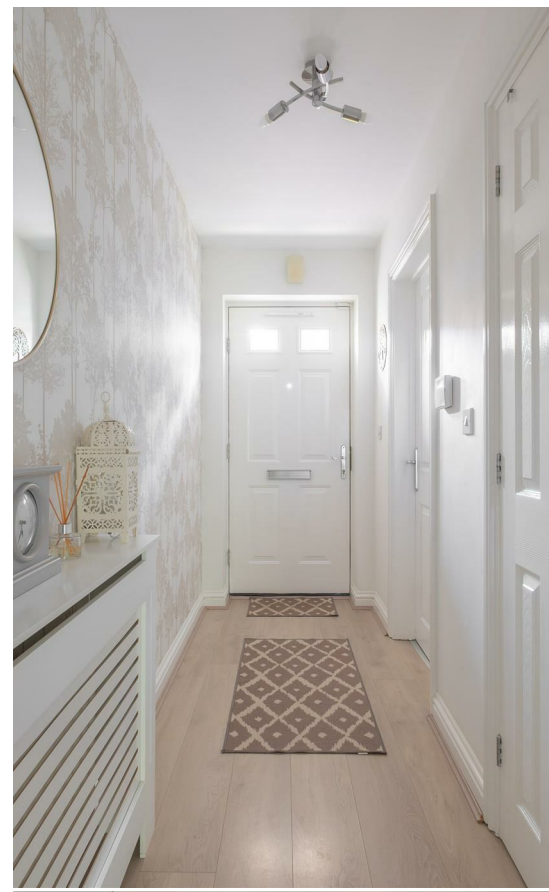
Double Bedroom with window to front elevation

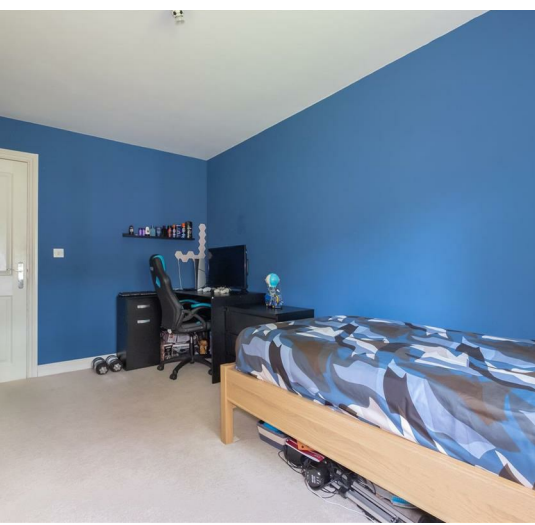
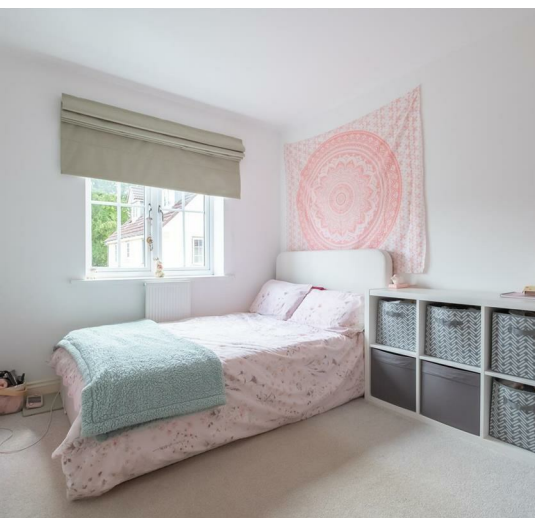
## House Bathroom

Contemporary styled Family Bathroom comprising bath with glass shower screen and rainfall shower over. Low level WC, vanity mounted wash handbasin, heated towel rail and gold fittings.

## Outdoor Space

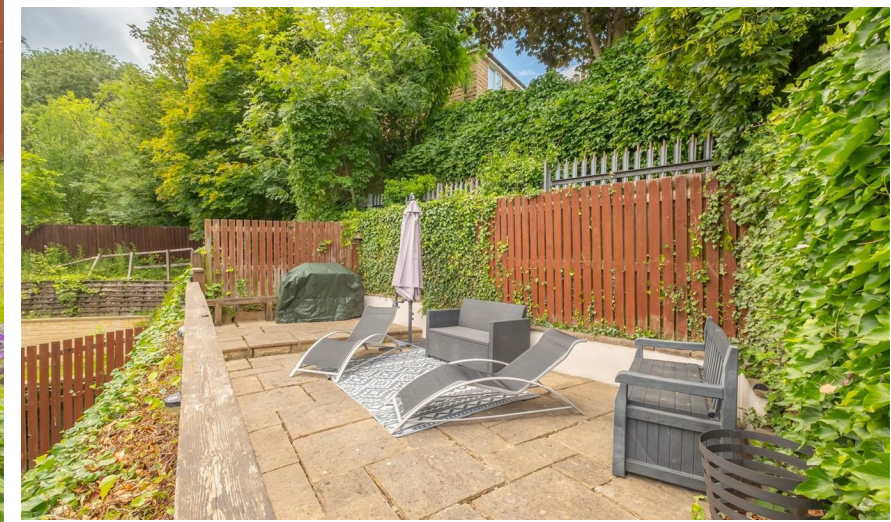
Located in a quiet position at the head of a cul-de-sac, this property has well presented front and rear gardens with a private driveway and detached single garage. There is gated side access to the rear gardens. To the rear of the property there a 3 distinct patio areas to take advantage of the sunshine. The garden is on 2 tiers. From the patio the garden is laid to lawn with a gravel pathway leading to decked stairs





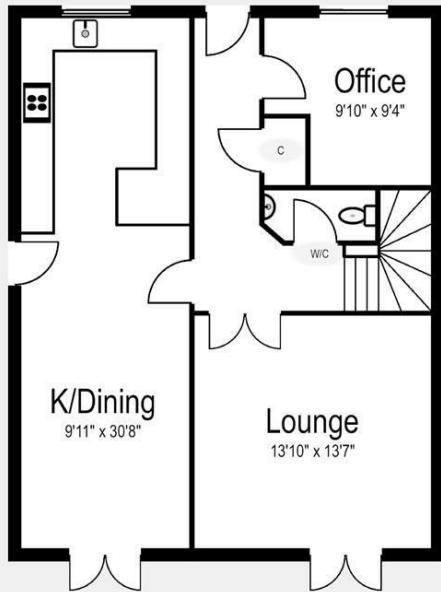
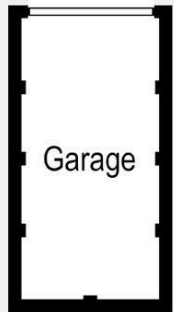


rising a flagged sun terrace area with ample space for garden furniture, loungers and BBQ. Beautifully quiet, well screened and overall a lovely plot.

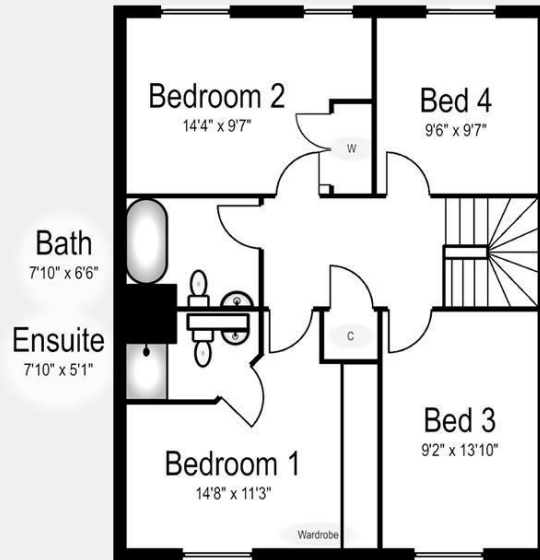




Front Ground



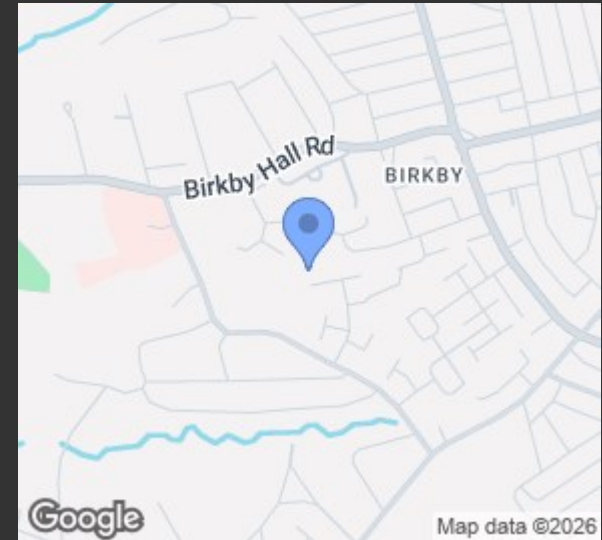
1st Floor



HD2 2RH  
Internal - 1596ft<sup>2</sup>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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