



cornerstone
ESTATE AGENTS

Birkhead Close
Kirkburton, Huddersfield



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Offers In Region Of £300,000

CORNERSTONE PROUDLY PRESENTS A SPACIOUS, MODERN, NEWLY BUILT 4-BEDROOM MIDTOWN HOUSE WITH AN INTEGRAL GARAGE, SPREAD OVER 3 LEVELS FOR CONTEMPORARY LIVING. SITUATED IN THE UPSCALE VILLAGE OF HIGHBURTON, THIS PROPERTY IS IDEAL FOR A FAMILY RESIDENCE.

Comprising a wide hallway with a downstairs cloakroom, a large dining/kitchen area/open-plan family room featuring patio doors leading to the garden. The garage has been divided with a partition wall to create a useful storage room and a small space for bikes at the front while still maintaining access through the garage door.

Stairs lead up to a large living room with a balcony offering an outside seating area. The property includes 4 good-sized bedrooms, with the main bedroom featuring an en-suite, and a family bathroom.

Outside, there's a double-width driveway at the front and an enclosed garden at the rear. Additional features include sealed unit double glazing, gas-fired central heating, and an alarm system.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band D

EPC: C

What3Words: chain.sectors.dozens

Parking: On Drive and Garage

UTILITIES

Gas: TBC

Electric: TBC

Water & Drainage: TBC

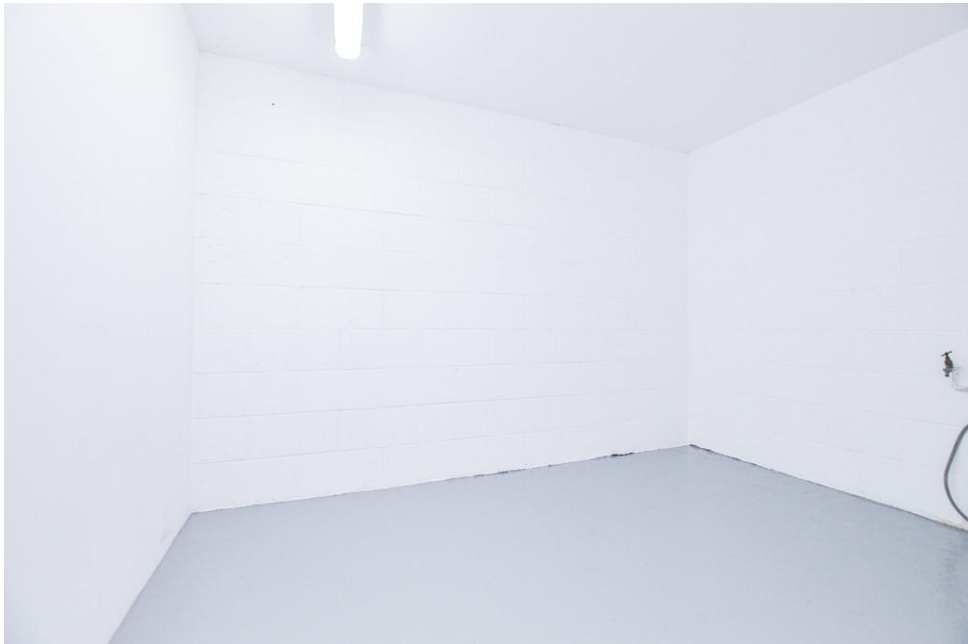
Heating: TBC

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



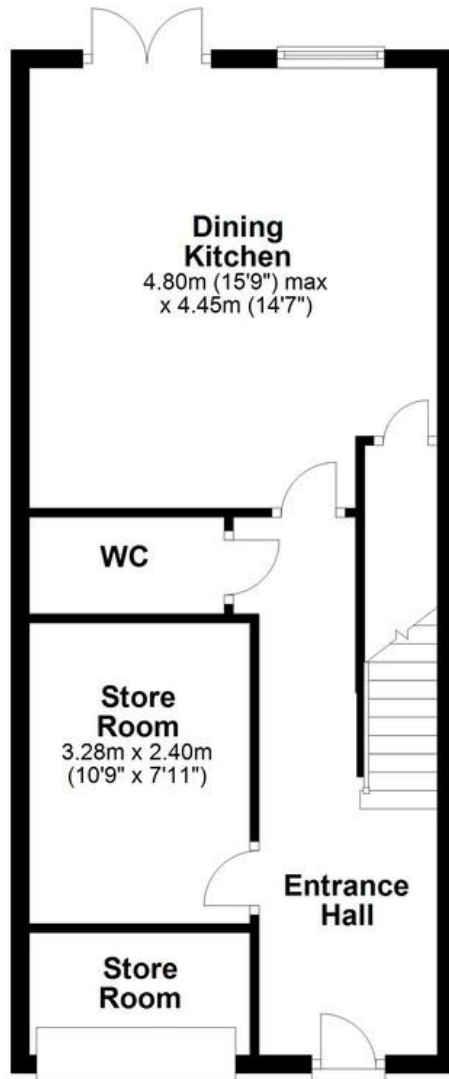






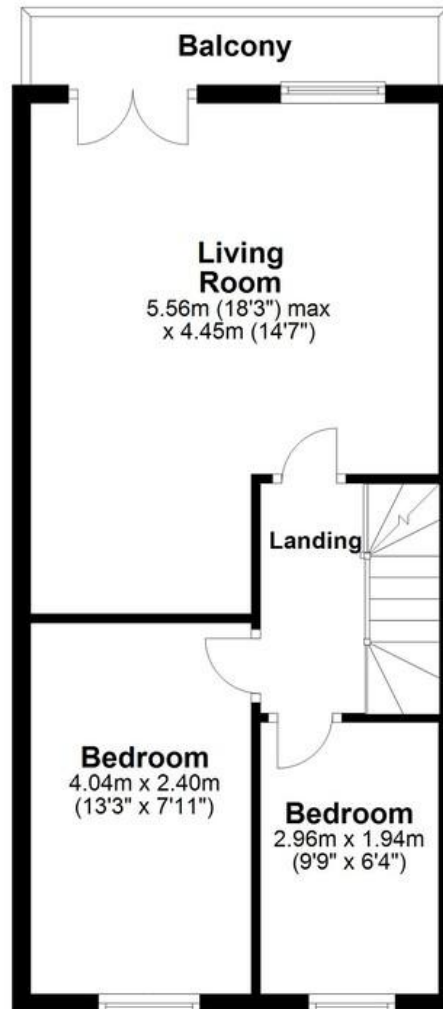
Ground Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



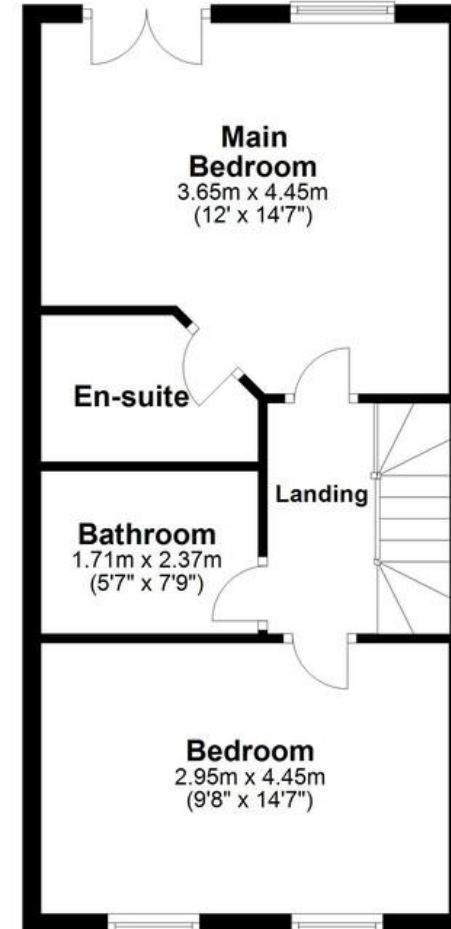
First Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Second Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 135.2 sq. metres (1455.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		