



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Paget Crescent
Birkby, Huddersfield



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Guide Price Of £1,00,000

TUCKED AWAY DOWN A LITTLE KNOWN LANE WITH NO PASSING TRAFFIC IN AN ACRE OF ITS OWN LAND IS THIS MOST EXTRA ORDINARY 4/5 BEDROOM DETACHED RESIDENCE. COMMANDING BREATH TAKING VIEWS TO BOTH FRONT AND REAR WITH LANDSCAPED GARDENS AND MANICURED VERDANT LAWNS IN ADDITION TO A PRIVATE GATED ENTRANCE AND SWEEPING DRIVEWAY.

Coming to the market with a project of landscaping which incorporates a beautiful water feature and raised patio to admire the viewpoint, the property has also undergone some internal alterations to create an open plan aspect to the ground floor to draw in natural light. The master bedroom has a new shower ensuite which includes an Insignia steam shower and opulent wash basin with gold swan tap.

Maintained to an admirable standard, our fully detached family open resides in spacious gardens with beautiful countryside views and has spectacular décor with Venetian plaster walls, a double sided multi fuel stove so that you can experience the comfort and ambiance of wood crackling and roaring flames from two separate spaces.



With versatile layout which includes the potential for a fifth bedroom option to the ground floor with a shower room in close proximity if the cloakroom was converted, this large family home adapts to the families' requirements.

Set behind secured gated parking with assured privacy, the property enjoys outdoor garden lighting and smart phone internal lighting control. The oversized double garage also includes a utility space and garden toilet. With the added bonus of solar panels which reduces energy costs and has overwhelming benefits to the environment.

ENTRANCE HALL

With new composite front door, you step into the entrance hall with oak flooring and zoned open plan aspect to the sitting room. With double sided multi fuel stove and bespoke glazing, the entrance hall is wonderfully bright and spacious.

KITCHEN/BREAKFAST ROOM

A particularly spacious room with lots of natural light from PVCu double glazed windows to three elevations with the rear elevation also having French doors which open out onto the garden, with views stretching across the Grimescar valley. There are industrial downlighters, tiled flooring and two vertically hung column style radiators.

There is a useful storage cupboard beneath the stairs and having an extensive range of Ivory gloss base and wall cupboards, drawers and all of which have curved brushed stainless-steel handles and complemented by granite worktops with matching splashbacks. There is an inset one and half bowl sink with chrome monobloc tap, Siemens four burner halogen hob with stainless steel and curved glass extractor hood over, Miele electric fan assisted oven, wine cooler and with matching central island unit with breakfast bar and underlying Miele dishwasher, Siemens combination oven with microwave and steam functions, and Siemens electric fan assisted oven, storage cupboards and wine rack. To one side a timber panelled door gives access to a lobby with large PVCu leaded and stained-glass window with a short flight of steps leading to a courtesy door giving access to the double garage and utility.

SITTING ROOM

This beautifully proportioned reception room is accessed from the dining room and has lots of natural light from PVCu double glazed windows with French doors to the front elevation together with a large PVCu picture window to the rear which takes advantage of a lovely aspect over the property's garden and Grimescar valley in the distance. The main focal point of the room is a feature fireplace with oak surround together with marble inset with coal effect gas fire which rests on a marble hearth. With stunning Venetian plaster walls, the interior décor is eye catching.

DINING ROOM

This is situated adjacent to the sitting room and is a well proportioned reception room which has a walk in bay with PVCu double glazed windows looking out across the front garden. There is a newly installed multi fuel stove which faces both the entrance hall and the dining room. Again the décor is eye catching, with the room also open plan to the Home Office/Bedroom Five.



HOME OFFICE/BEDROOM FIVE

A third reception room which is situated to the rear of the dining room and has a walk in bay with PVCu double glazed windows looking out across the garden and with views beyond across the Grimescar valley and Fixby Golf Course. This room could easily be utilised as a ground floor bedroom if so required. With the easy installation of doors for privacy and able to have close proximity to the wash room, this confirms the properties potential for multi-generational living.

LANDING

A spacious landing leading to three large bedrooms and a generous single bedroom. With a seating area for reading, the landing further leads to the shower room.

MASTER BEDROOM

Newly decorated and with double door entrance and Juliette balcony, the opulent bedroom is particularly eye catching. The modern ensuite includes a range of fitted furniture and an Insignia steam shower, mottled drawer and vanity sink with gold swan tap and close couple w.c.

BEDROOM WITH DRESSING ROOM AND ENSUITE

A further grand bedroom with dressing area and shower ensuite has wonderful proportions for a king size bed. The room has a large window to the rear elevation and recessed down lighters.

TWO ADDITIONAL DOUBLE BEDROOMS

The property has a further two bedrooms, one currently used as an office and both with garden views, space for a double bed and free standing furniture.

SHOWER ROOM

With a frosted PVCu double glazed window, inset LED downlighters, floor to ceiling tiled walls, chrome ladder style heated towel rail, fitted cupboard, drawers and glass shelving and having a suite comprising vanity unit with granite work surface and inset circular sink with chrome monobloc tap, shaver socket, low flush w.c., and shower cubicle with Daryl enclosure and Grohe chrome shower fitting.

DOUBLE GARAGE WITH UTILITIES

With two electric up and over doors, courtesy door giving access to the kitchen, door giving access to the rear garden. There are PVCu double glazed windows to two elevations, wall mounted Vokera gas fired central heating boiler, fitted base and wall cupboards, worktop, inset circular stainless steel sink with chrome monobloc tap, plumbing for automatic washing machine, space for tumble dryer, central heating radiator. There is light and power and a door giving access to a w.c. The garage roof has solar panels which reduce the overall energy costs of the property.

GARDENS

The property stands central to its plot which extends to around an acre. To the front and to either side of the driveway there are lawns bordered by mature trees giving a good degree of privacy. Immediately in front of the sitting room/dining room there is an extensive Yorkshire stone flagged patio with lovely cascading water feature and with resin pressed steps rising to the front door. There is also ample external lighting. Access can be gained down either side of the property where there is once again a large well screened gently sloping garden offering a good degree of privacy and with views stretching across to Grimescar valley. There is an extensive lawn together with planted trees and Yorkshire stone flagged patio.

LOCATION

Overlooking the beautiful Grimescar Valley and woods, Paget Crescent is conveniently located close to Lindley, an attractive suburb with fabulous amenities, hospital and the distinctive clock tower and a nine minute drive from the centre of Huddersfield, again with well regarded schooling, restaurants and boutique shops, Paget Crescent is a desirable location ideal for growing families. Benefiting from close proximity to motorway links, the property is set in a quiet residential, little know location.

Huddersfield Grammar School is gained in under 2 miles and Queen Elizabeth Grammar School is around 23 miles from the property.

Tesco Express and the popular Brosters farm shop are within comfortable distance from the residence whilst further a field, the ideal positioning of Paget Crescent takes you to Halifax in only 20 minutes.

Huddersfield is equipped with a popular train station which provides trains between Manchester and Liverpool in the North West and Newcastle and Middlesbrough in the North East and also to York, Scarborough and Hull via Leeds

WHAT3WORDS

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AGENT NOTES

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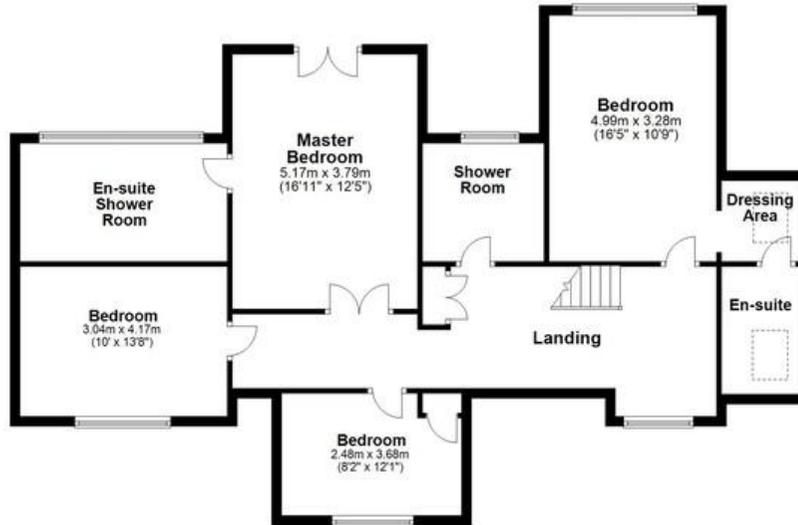
Ground Floor

Approx. 175.9 sq. metres (1893.8 sq. feet)



First Floor

Approx. 105.5 sq. metres (1136.0 sq. feet)



Total area: approx. 281.5 sq. metres (3029.8 sq. feet)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
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