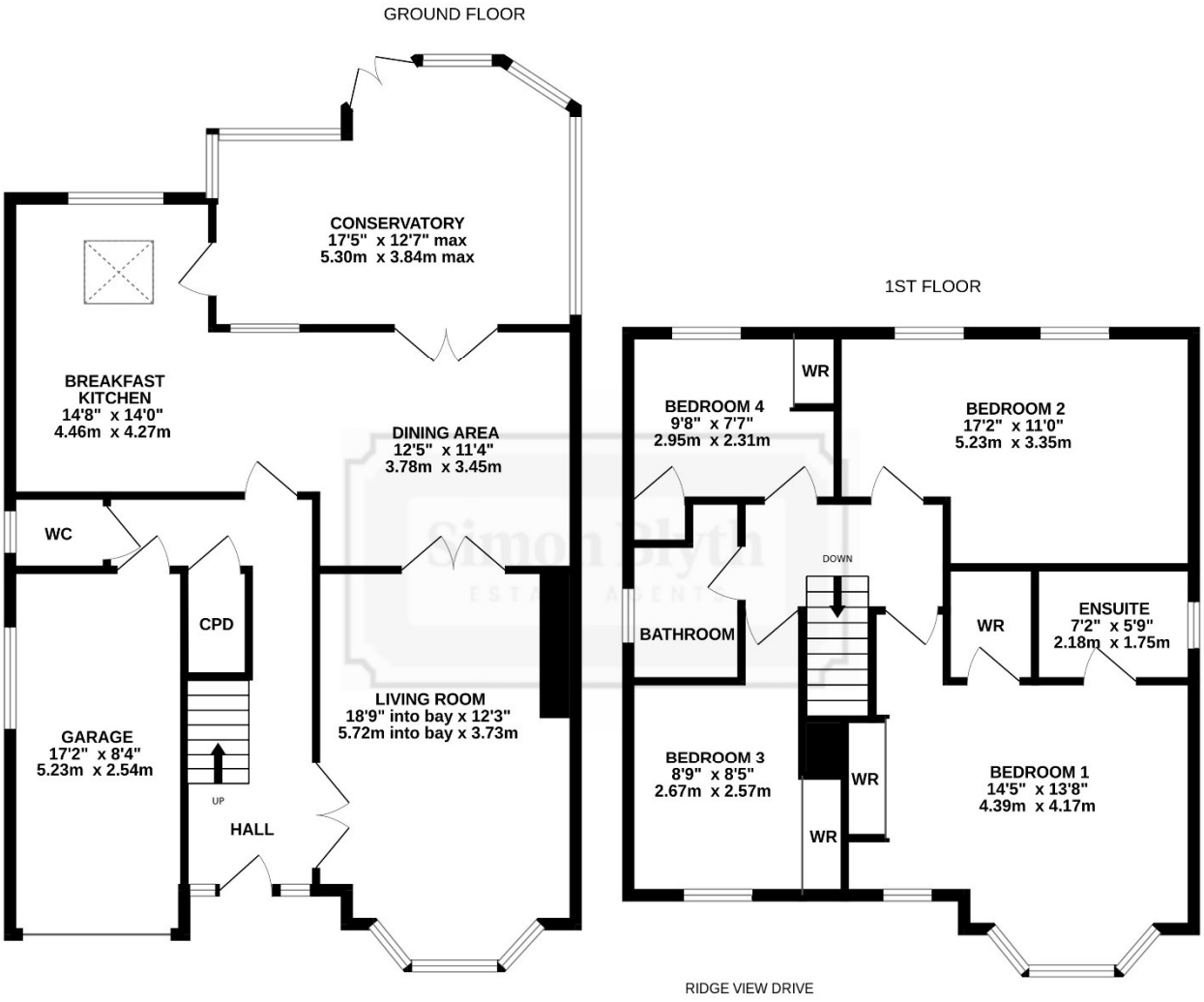


50 Ridge View Drive, Birkby, Huddersfield, HD2 2EX

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PROPERTY DESCRIPTION

Constructed in 1995 by McLean homes and owned and updated from new by the same family, an attractively presented four-bedroom detached house overlooking a generous rear garden with a lovely aspect beyond over the Grimescar Valley.

The property is located on a Cul de sac of similar detached houses, in a popular well and well-regarded residential area with local amenities close by in neighbouring Lindley and just a few minutes' drive to junction 24 of the M62.

The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprising to the ground floor, entrance hall, downstairs w/c, bay fronted living room, stylish fitted breakfast kitchen with integrated appliances, open plan to a dining area with each having access to a large conservatory. To the first floor a landing leads to a bay fronted master bedroom with walk in wardrobe and en-suite, three further bedrooms (bedroom two was originally two bedrooms) and bathroom.

Externally there is parking for a number of cars, single integral garage and gardens laid out to front and rear.

Offers Around £470,000

GROUND FLOOR

ENTRANCE HALL

Measurements- 18'7" x 5'7" minimum

This has a uPVC and frosted double glazed door with frosted uPVC and double-glazed windows to either side, there are three ceiling light points, central heating radiator, oak effect Karndean flooring, two central heating radiators, courtesy door to the garage and to one side a spindled staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms: -



DOWNSTAIRS W.C.

Measurements- 4'8" x 3'6"

With frosted uPVC double glazed window, ceiling light point, central heating radiator, part tiled walls, oak effect Karndean flooring and fitted with a suite comprising pedestal wash basin with tiled splashback and low flush w.c.

LIVING ROOM

Measurements- 18'9" into bay x 12'3"

A comfortable well-proportioned reception room situated to the front of the property and having a walk-in bay with uPVC double glazed windows looking out over the garden, there are two central heating radiators, ceiling light point, ceiling coving, three wall light points and as the main focal point of the room there is a media wall which has a recess for housing a 55inch flat screen tv with further recess below to house a sound bar, there is a remote control log effect gas fire and oak mantle with a further recess for media storage also providing access to the wiring. To the rear of the living room there are twin timber doors opening into an open plan dining area and breakfast kitchen.







DINING AREA

Measurements – 12'5" x 11'4"

This has uPVC double glazed French doors providing access to the conservatory, there are inset ceiling downlighters, central heating radiator and oak effect Karndean flooring which continues throughout this area.





BREAKFAST KITCHEN

Measurements- 14'8" x 14'0"

As mentioned earlier this is open plan to the dining area and has uPVC double glazed windows one of which looks out across the rear garden the other into the conservatory with additional natural light from a Velux double glazed window. There are inset ceiling downlighters, wall light point, vertically hung radiator, Karndean oak effect laminate flooring, timber and frosted glazed door giving access to the hallway and fitted with a range of 'Mushroom' gloss base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with overlying Corian worktops with matching splashbacks with the worktop extending to form a circular glass breakfast bar. There is an integrated one and half bowl Corian sink with chrome monobloc tap, five ring stainless steel gas hob with stainless steel extractor hood over, twin Bosch integrated fan assisted electric ovens, Caple integrated stainless steel microwave, housing for an American style fridge freezer which has plumbing, integrated Bosch dishwasher, integrated Bosch washing machine and integrated Caple wine cooler, concealed lighting beneath the wall cupboards and low level lighting.







CONSERVATORY

Measurements – 17'5 12'7" maximum

Once again as the dimensions indicate this is another well-proportioned room which enjoys a lovely aspect over the rear garden with views over the picturesque Grimescar Valley. There are uPVC double glazed windows, French doors, laminate flooring, two electric wall heaters and ceiling light point.



FIRST FLOOR

LANDING

With a ceiling light point, loft access with fold down timber ladder, centrally boarded loft space and light. The landing has a ceiling light point, central heating radiator and provides access to the following rooms: -

BEDROOM ONE

Measurements- 14'5" measured to wardrobes x 13'8" into bay

A generous double room which has a walk-in bay with uPVC double glazed windows looking out over the front garden and adjacent to this there is a feature uPVC double glazed porthole window all of which provide the room with plenty of natural light. There is a central heating radiator, ceiling light point, fitted floor to ceiling sliding door wardrobes with an adjacent chest of fitted drawers and from the bedroom there are doors giving access to a walk-in wardrobe and en-suite shower room.





WALK-IN WARDROBE

Measurements- 4'0" x 4'2" measured to wardrobes

With a ceiling light point, fitted floor to ceiling wardrobe with drawers beneath and adjacent shelving.

EN-SUITE SHOWER ROOM

Measurements- 7'2" x 5'9"

With inset ceiling downlighters, extractor fan, frosted uPVC double glazed window, floor to ceiling tiled walls, tiled floor with under floor heating, wall mounted ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with mirror fronted vanity cupboard over with light and shaver socket, low flush w.c. and large walk-in shower with glazed side panel and chrome shower fitting.



BEDROOM TWO

Measurements- 17'2" x 11'0"

Once again as the dimensions indicate this is a particularly spacious double room (formally two rooms) with two uPVC double glazed windows looking out over the rear garden and with lovely views beyond over the Grimescar Valley. There are two ceiling light points and two central heating radiators.



BEDROOM THREE

Measurements- 8'9" minimum x 8'5"

This is situated adjacent to bedroom one and has two uPVC double glazed windows, there is a ceiling light point, a central heating radiator and recessed wardrobe with twin panelled bi-fold doors.



BEDROOM FOUR

Measurements- 9'8" x 7'7"

This is currently utilised as an office and has a uPVC double glazed window looking out over the rear garden and with views beyond over the Grimescar Valley, there is a ceiling light point, central heating radiator, panelled door recessed cupboard and with fitted floor to ceiling wardrobe with drawers beneath and adjacent to cupboards.



FAMILY BATHROOM

Measurements- 6'9" minimum x 5'4"

With a frosted uPVC double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tile effect flooring, ladder style heated towel rail, mirror fronted vanity cupboard and fitted with a suite comprising panelled bath with chrome waterfall style mixer tap with hand spray, vanity unit incorporating wash basin with chrome waterfall style monobloc tap, low flush w.c. with concealed cistern and recessed shower cubicle with easy clean panelled walls, bi-fold glass door and chrome shower fitting.





OUTSIDE

PARKING
To the front of the property there is a herringbone block paved driveway which provides off road parking for four cars as well as providing access to an integral single garage.

GARAGE
Measurements- 17'2" x 8'4"
With an up and over door, courtesy door, uPVC double glazed window, power, light, water and a wall mounted Baxi gas fired combination central heating boiler serviced annually.

GARDENS
To the front of the property there is a lawned garden immediately in front of the living room, to the left-hand side of the garage there is a timber hand gate opening onto a flagged pathway with a gravelled border with gas and electric meters to one side. The pathway gives access to the rear garden which comprises an Indian stone flagged patio, hot tub and below this there is a shaped lawned garden with an adjacent area of timber decking with uplighters, timber trellising, and tree, to the top right hand corner there is a further area of composite decking and at the foot of the garden a timber and glazed garden shed. There is a further pathway down the far side of the house which is part flagged and part gravelled with a timber hand gate at the far end.















ADDTIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Council Tax Band- E

Directions- Using satellite navigation enter the postcode HD2 2EX

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)
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