



House (EPC Rating: )

**14 GRIMESCAR MEADOWS, HUDDERSFIELD,  
HD2 2DZ**

**£370,000**



# 2 Bedroom House located in Huddersfield

14 GRIMESCAR MEADOWS, BIRKBY, HD2 2DZ

An excellent opportunity arises to purchase this impressive and spacious quality stone built detached bungalow, occupying a generous plot with pleasant garden views, and accessible for the local amenities of Birkby, Lindley and Huddersfield. The property is within 10 minutes travelling distance of the M62 motorway, and it is situated in the Grimescar Valley with views towards Fixby Wood and golf course. The bungalow has gas fired central heating, modern fittings, upvc sealed unit double glazing and a security system. The impressive accommodation comprises:-

## GROUND FLOOR

### RECEPTION HALL

Radiator, ceiling covings, trapdoor access to roof void, 2 useful built in store cupboards, immersion heater and cylinder cupboard

### DINING KITCHEN

9'10" x 12'7"

Range of medium oak fitted cupboards, drawers, wall units, built in dishwasher, 4 ring gas hob, IGNIS electric oven, breakfast bar, part tiled walls, ceiling spotlighting, window to front and access into

### UTILITY ROOM

8'8 x 5'1

Single drainer stainless steel sink unit, fitted cupboards, drawers, fully tiled walls, window, access door to rear, plus door leading into integral single garage

### DINING ROOM

9'9 x 11'4

Ceiling covings, radiator, oriel window to side, double glazed sliding patio doors leading into

### SUN ROOM

13 x 8'6

Radiator, double glazed sliding patio doors to rear, windows to four sides ensuring more than adequate light, a delightful relaxation room with ceiling covings, garden views.

### SITTING ROOM

12'1 x 19'1

Radiator, French Georgian style timber and glazed doors from hallway, fitted coal effect living flame gas fire, Adam mahogany style fireplace and surround with marble style inset and hearth, ceiling covings, wall light points, garden views, open archway through from dining room.

### BEDROOM 1

10'6 x 15'3

Plus splayed bay window to rear and recess to door, radiator, fitted wardrobes, overhead cupboards, dressing table, drawers, built in wardrobes with mirrored sliding doors, woodland views over rooftops and beyond to the golf course and Fixby Wood.

### SHOWER ROOM

7'2 x 8'5

Large walk in separate shower compartment, Grohe shower fitting and tray, useful handrails, radiator, fully tiled walls, vanity unit, low flush wc, combined radiator and heated towel rail, obscure glazed window to side, ceiling spotlighting

### CLOAKROOM

7'2 x 3'6

White suite with low flush wc, pedestal washbasin, wall mounted vertical heated towel rail, slate style floor covering, half tiled walls, obscure glazed window to side

### BEDROOM 2

12'6 x 10'6"

Plus splayed bay window to front, fitted wardrobes, radiator

### OUTSIDE

Mature gardens to front, side and rear with pathways, tarmac driveway with additional off road car parking

### INTEGRAL SINGLE GARAGE

8'9 x 16'6

Power, lighting, remote controlled up and over door, plumbing for washing machine, WORCESTER gas combination central heating boiler, obscure glazed window to side, Gara Matic electronic controlled up and over door, access door into utility room

Generous rear garden with paved patio, mature shrubs, bushes, trees, delightful aspect over the Grimescar Valley. External lighting.

### TENURE

Freehold. Solicitor to confirm.

### SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

### VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

### COUNCIL TAX BAND

E. Information obtained from Directgov website.



#### ENERGY BAND

To be supplied.

#### DIRECTIONS

From Huddersfield town centre proceed along the A629 Halifax Road via New North Road to the traffic lights at Edgerton. At these lights carry straight on to the next set of traffic lights by the Cavalry Arms public house. Take care turning right at these lights and go down Birkby Road. After approximately ¼ mile turn left into Reap Hirst Road and follow the road down into the valley. Reap Hirst Road merges into Grimescar Meadows, and the bungalow will be seen on the right hand side after a short distance.

#### SOLICITORS

Eaton Smith, 14 High Street, Huddersfield, HD1 2HA

#### EXTRAS

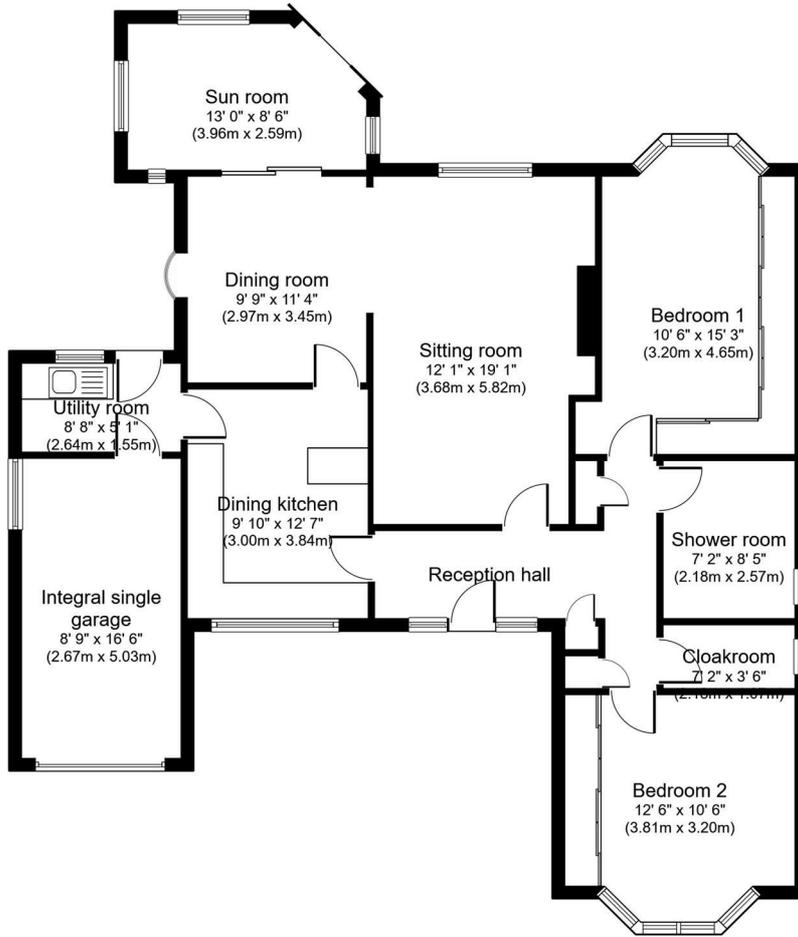
Carpets, curtains, blinds and light fittings included as seen.

#### NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



# GRIMESCAR MEADOWS, BIRKBY, HD2



GROUND FLOOR



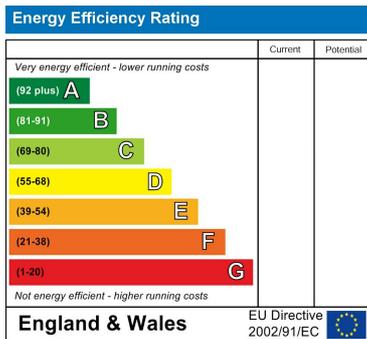
call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

**E**

Energy Performance Graph



Call us on

**01484536799**

[info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

