



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# Park Lane, Birdsedge,

Offers In The Region Of  
£420,000

- Magnificent four-bedroom semi-detached property
- Beautifully styled throughout
- Impressive high-ceilinged kitchen diner
- Conservatory with garden access
- Generous rear garden mainly laid to lawn with patio seating area
- Sought-after location surrounded by breathtaking views

A magnificent and beautifully presented four-bedroom semi-detached home offering a spacious lounge, impressive dining kitchen, large utility room, downstairs WC, conservatory, ensuite to the principal bedroom, two further double bedrooms, a generous single bedroom, modern house bathroom, plentiful off-road parking, and a stunning rear garden — all set in a sought-after location surrounded by breathtaking views, and fabulous walks.



## Entrance Hall

The property opens into a welcoming and spacious entrance hall with a wide staircase leading to the first floor. The area is beautifully styled and provides practical storage space for coats and cloaks.

## Lounge

The modern lounge features high ceilings, a charming fireplace, and a large window that perfectly frames the stunning views beyond. A door leads through to the impressive kitchen diner.

## Kitchen Diner

Blessed with high ceilings, this stylish kitchen diner is fitted with a range of wall and base units, an integrated double oven, electric hob, and plumbing for a dishwasher. A beautiful, exposed brick fireplace adds character, while there is ample space for a dining table and chairs — perfect for entertaining. Glass doors open into the conservatory.

## Conservatory

A wonderful additional living space, ideal for relaxing, sitting, or enjoying a good book. Double doors open out onto the fabulous rear garden. The current vendor has plans available to convert this area into an open-plan dining kitchen.

## Utility Room

Accessed from the kitchen, the large utility room provides exceptional storage and includes a sink unit with additional wall and base units. Comparable in size to a standard kitchen, it offers space for a large fridge freezer and serves perfectly as a boot room. A stable-style door leads to the rear garden — ideal for dog owners. There is also access to a separate downstairs WC, perfect for





visiting guests.

### First Floor Landing

A tastefully styled landing leads to four bedrooms and the house bathroom.

### Bedroom

A generously sized double bedroom decorated in neutral tones, featuring dual-aspect windows that create beautiful views and allow plenty of natural light. A door leads to the ensuite.

### Ensuite

A modern ensuite shower room comprising a double shower, wash basin with vanity unit below, low-level WC, and an obscure window allowing natural light.

### Bedroom

Situated to the front of the property, this magnificent double bedroom boasts high ceilings, double-glazed windows, and absolutely stunning views.

### Bedroom

A fabulous double bedroom with magnificent views, high ceilings, stylish décor, and fitted wardrobes.

### Bedroom

Currently used as a study, this well-proportioned single bedroom features tasteful styling and a panelled feature wall, positioned toward the front of the property.

### House Bathroom

The modern family bathroom comprises a bath with dual shower head over, wash basin with vanity unit, low-level

WC, stylish wall and floor tiling, and an obscure window providing plenty of natural light.

#### Externally

To the front of the property there is ample off-road parking and a side lawn area. A charming drystone wall borders the property.

To the rear, you will find a generous garden mainly laid to lawn with a patio seating area — perfect for relaxing while enjoying the stunning surrounding views. A large shed provides excellent additional storage.

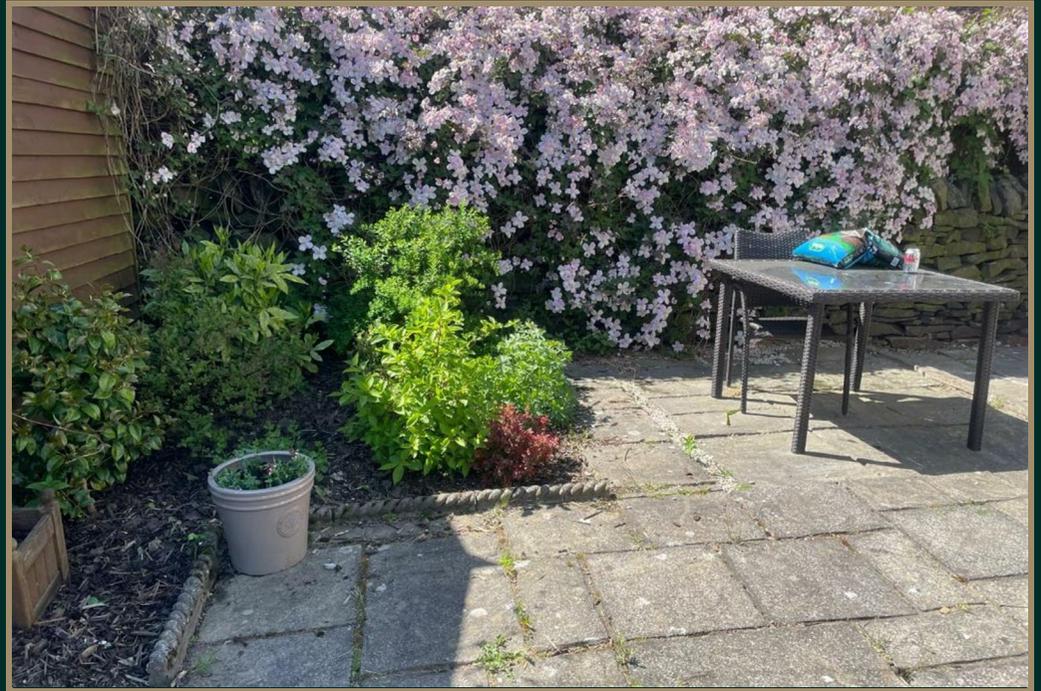
At the front of the property, the road gives way to a narrow path that leads to numerous walks through open fields and beautiful woods.









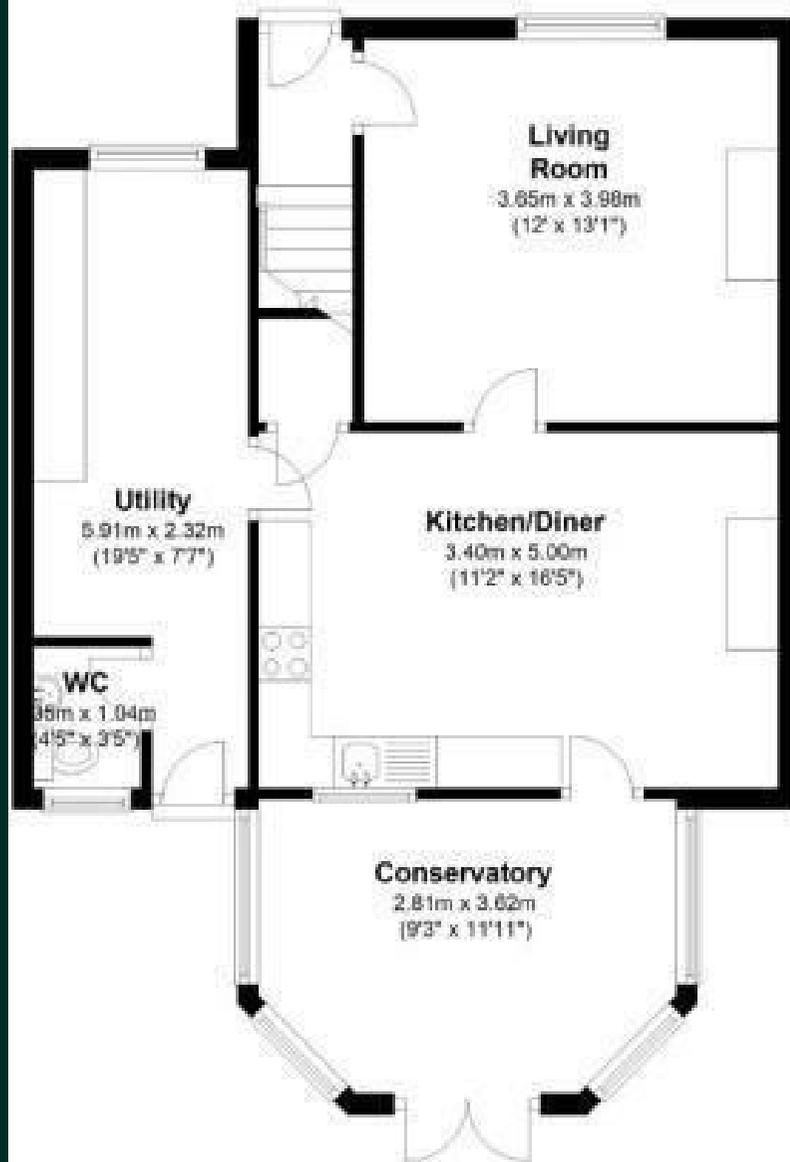






## Ground Floor

Approx. 60.2 sq. metres (648.3 sq. feet)



## First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 109.9 sq. metres (1182.6 sq. feet)



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To view Park Lane, Birdsedge, Huddersfield  
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