



## 22 Magnolias, Birstall, WF17 9AH

**CORNER PLOT:** Very well presented Detached that forms part of this select small cul de sac development. The house offers family sized 4 Bedroomed accommodation and has the advantage of having a corner plot and a much larger than average garden. Backing onto the cricket field, the beautiful landscaped garden is a real stand out feature and must be viewed to fully appreciate the effort that has gone into create a lovely outdoor space. **NOT TO BE MISSED.**

The accommodation comprises: Hallway, WC, Lounge, Kitchen/Family Room, Conservatory, 4 Bedrooms, En Suite & House Bathroom.

**Asking Price £390,000**

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**HALLWAY** Downstairs WC

**LOUNGE 14'7" x 11'4" (4.45m x 3.45m)**

Feature fireplace and fire. French leading doors to the kitchen.

**KITCHEN / FAMILY ROOM 23' x 10' (7m x 3.05m)**

Good sized Kitchen/Family Room, covering the width of the house. Well equipped range of units with granite worktops. Built in oven and hob. Patio doors to conservatory.

**CONSERVATORY** Backing onto the garden and taking advantage of the open space.

**LANDING**

**MASTER BEDROOM 11'5" x 9'6" (3.48m x 2.9m)**

With wardrobes

**EN SUITE SHOWER ROOM/W.C.** White suite, corner shower. Tiled walls and floor. Heated towel rail.

**BEDROOM 2**

**BEDROOM 3 9'5" x 7'7" (2.87m x 2.3m)**

**BEDROOM 4 6'5" x 6'6" (1.96m x 1.98m)**

**HOUSE BATHROOM** White suite with tiled walls. Vanity sink unit

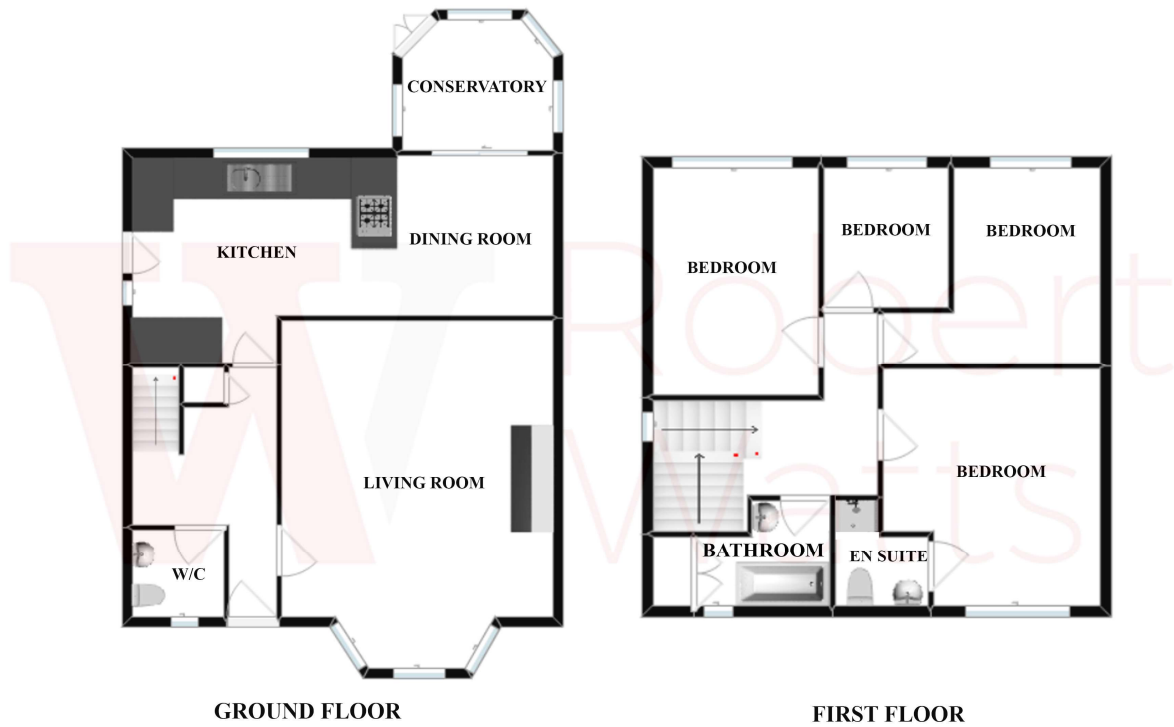
**OUTSIDE** Occupies a corner plot position with gardens to 3 sides. Driveway to the front and double garage. At the back, the house backs on to the cricket field and has a beautiful, larger than average landscaped garden. With ornamental water feature, decking terrace and patio area.

**TENURE** Freehold

**COUNCIL TAX BAND** D - Kirklees

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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