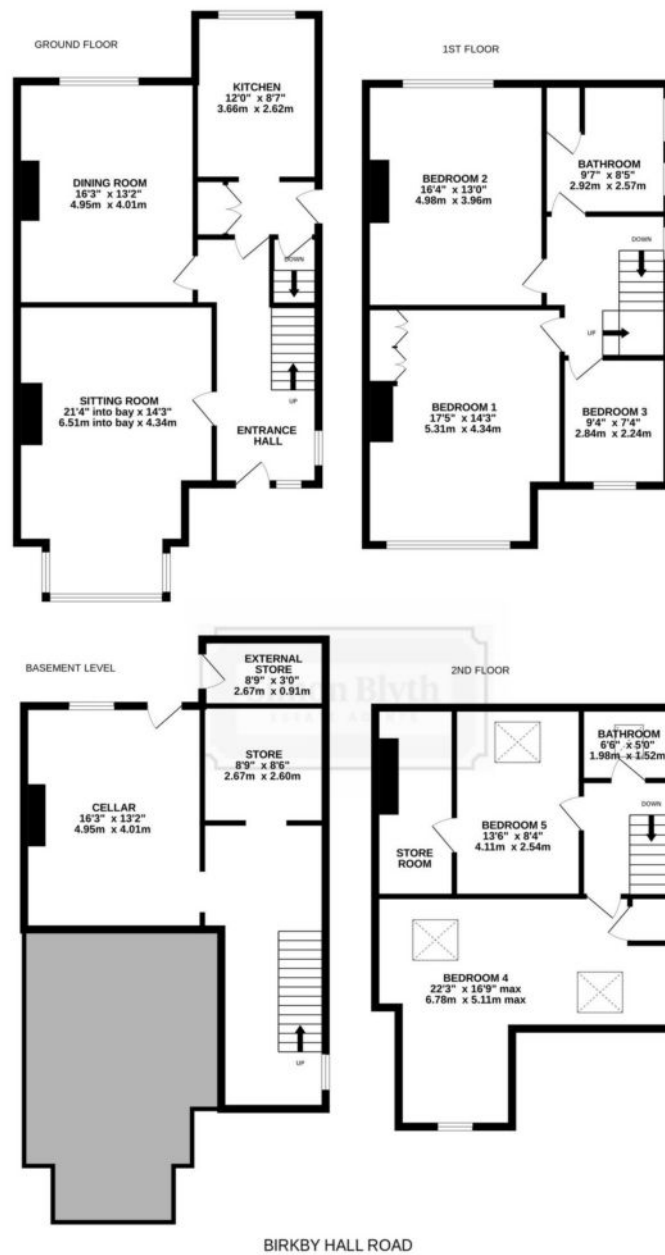




101 Birkby Hall Road, Huddersfield
Huddersfield

Offers in Region of **£410,000**



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101 Birkby Hall Road

Huddersfield

'**Briarcliffe**' is a substantial stone built Edwardian semi detached house constructed in 1909 and providing a generous level of well proportioned accommodation arranged over three floors together with cellars and overlooking delightful established south facing gardens. The property is situated within Birkby conservation area and has features including stone mullioned windows, fireplaces, ornate carved timber floor to ceiling surround at the entrance to the living room bay window and a continued theme throughout the house are the curtailed clubs which appear on the stone gate posts, stairs and doors. There are photovoltaic panels integrated into the blue slate roof which are index linked and currently produce a very healthy £0.74 per kilowatt hour, there is a gas central heating system, gas multi point water heater and accommodation briefly comprising to the ground floor, entrance hall, living room, dining room, side entrance lobby and kitchen. Basement with cellar and store. First floor landing leading to three bedrooms and bathroom. Second floor bathroom, two further bedrooms one of which has a store room (former dark room) off. Externally there is off road parking for two cars and generous well stocked garden.



Entrance Hall

With a timber and leaded stained glass door with further leaded and glazed windows above and to the side, all of which provide plenty of natural light. There are two ceiling light points, ceiling coving, picture rail, central heating radiator, deep skirting boards and to one side an oak staircase inset with curtailed clubs rises to the first floor. From the hallway there are doors which once again have inset curtailed clubs providing access to the following:-

Living Room

21' 4" x 14' 3" (6.50m x 4.34m)

A beautifully proportioned principle reception room which has an ornate carved timber floor to ceiling surround at the entrance to the bay which has windows to three elevations with the upper sections being leaded. There is ceiling light point, ceiling coving, picture rail, three wall light points, deep skirting boards, central heating radiator and as the main focal point of the room there is a stunning Edwardian mahogany fire surround with inset bevelled mirror together with a working fire, tiled hearth and brass fender.



Dining Room

16' 3" x 13' 2" (4.95m x 4.01m)

Another generously proportioned reception room which has a bank of stone mullioned windows with the upper sections being leaded. There is a ceiling light point, ceiling coving, picture rail, three wall light points, deep skirting boards, central heating radiator and once again as the main focal point of the room there is an oak fire surround with tiled inset, working fire and resting on a tiled hearth.

Side Entrance Lobby

With timber door with carved curtailed club and window over, with panelling, tiled floor, twin louvered door cloaks cupboard, door to one side provides access to the basement and an archway leads to the kitchen.

Kitchen

12' 0" x 8' 7" (3.66m x 2.62m)

With two timber and glazed sash windows, there are inset LED down lighters, brushed stainless steel ladder style heated towel rail, tiled floor and fitted with a range of modern base and wall cupboards, drawers, pan drawers, there are glazed display cupboards, housed within the chimney breast there is a worktop with tiled splash backs and pull out breakfast bar with cupboard beneath, inset 1 1/2 bowl sink with brushed stainless steel mixer tap, five ring stainless steel gas hob with stainless extractor hood with stainless steel electric double oven, integrated fridge, integrated freezer and integrated dishwasher.

Basement

This is accessed from the side entrance lobby with stone steps leading down to a lobby where there is a wall mounted ideal gas fired central heating boiler, a stone thrall and from here there is access to the keeping cellar.

Keeping Cellar

16' 3" x 13' 2" (4.95m x 4.01m)

This has a timber and frosted glazed door with a timber and frosted glazed window, Belfast sink, chimney breast, power, light, plumbing for automatic washing machine and having a 'sunny boy' inverter, the feeding meter and consumer units. There is a small wine cellar beneath the stairs and a further store which is 8'9" x 8'6".





First Floor Landing

With leaded and glazed windows to the side elevation, there is a continuation of the oak staircase which rises to the second floor, ceiling light point, ceiling coving and deep skirting boards. From the landing access can be gained to the following rooms..-

Bedroom One

17' 5" x 14' 3" (5.31m x 4.34m)

A generous double room which has a bank of stone mullioned windows looking out over the south facing garden with views stretching across to Castle Hill and Emley Moor Mast. There are two ceiling light points, ceiling coving, two wall light points, central heating radiator, fitted pine wardrobe and as the main focal point of the room there is a decorative fire place with timber surround.

Bedroom Two

16' 4" x 13' 0" (4.98m x 3.96m)

Another good sized double room which has stone mullioned windows looking out onto Birkby Hall Road, there are two ceiling light points, ceiling coving, picture rail, deep skirting boards, central heating radiator and chimney breast with decorative cast iron fireplace of the period.

Bedroom Three

9' 4" x 7' 4" (2.84m x 2.24m)

This is situated adjacent to bedroom one and enjoys a similar aspect over the south facing garden with views across to Castle Hill. There is a ceiling light point, picture rail, deep skirting boards, central heating radiator and twin panelled door wardrobe with hanging rail.

Bathroom

9' 7" x 8' 5" (2.92m x 2.57m)

With two leaded and glazed windows, part tiled walls, Karndean tile effect flooring, inset ceiling downlighters, two chrome ladder style heated towel rail, louvre door linen cupboard which houses a gas multi point water heater. There is a suite comprising double ended bath with heritage mirror over, central chrome mixer tap, vanity unit incorporating wash basin with fitted mirror and pelmet downlighters together with glazed cupboards to either side with glass shelving, shaver socket, shower cubicle with chrome shower fitting and low flush w.c.





Second Floor Landing

With ceiling light point and loft access. From the landing access can be gained to the following rooms:-

Bathroom

6' 6" x 5' 0" (1.98m x 1.52m)

With a mono pitched beamed ceiling, part tiled walls to dado height, wall light points, extractor fan, spotlight, central heating radiator and fitted with a suite comprising panelled bath with mixer tap incorporating hand spray, pedestal wash basin and low flush w.c.

Bedroom Four

22' 3" x 16' 9" (6.78m x 5.11m)

This has two velux double glazed windows together with a window looking out over the south facing garden and enjoying views across to Emley Moor mast and Castle Hill. There are two central heating radiators, fitted cupboard over the bulkhead, ceiling light point, decorative fireplace with cast iron surround. This is currently utilised as a two person office.



Bedroom Five

13' 6" x 8' 4" (4.11m x 2.54m)

With velux double glazed window, central heating radiator, high level storage cupboard which runs across the adjoining store/dark room.

Store/Darkroom

13' 6" x 5' 8" (4.11m x 1.73m)

With fitted cupboards and overlying worktops, Belfast sink, radiator and chimney breast.



Garden

To the front of the property there is an imposing Cherry tree just to the left hand side of the driveway with further trees and shrubs to the border. Beneath the dining room there are stone steps leading to an external store which measures 8'9"x 3'0". To the left hand side of the property a pathway gives access to the side lobby and then to the main entrance. There is a raised flag patio which spans the full width of the property with a short flight of steps leading down to a well screened and established garden offering a good degree of privacy and having lawn, planted trees, flowers and shrubs, fruit trees including apple, pear and plum, there is a timber pergola and beyond this there is an ornamental pond and a wild garden with compost and leaf bins.

Driveway

Accessed from Birkby Hall Road where there is a tarmac driveway which provides off road parking for 2 cars. There is an EV charging point.

Additional Details

The property has a gas central heating system along with a gas multipoint water heater. The property has photo Voltaic roof panels that are integrated into the blue slate roof. The property has a mixture of secondary double glazed windows and some sealed unit double glazed windows.

Directions

Using satellite navigation enter the postcode HD2 2XE





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