

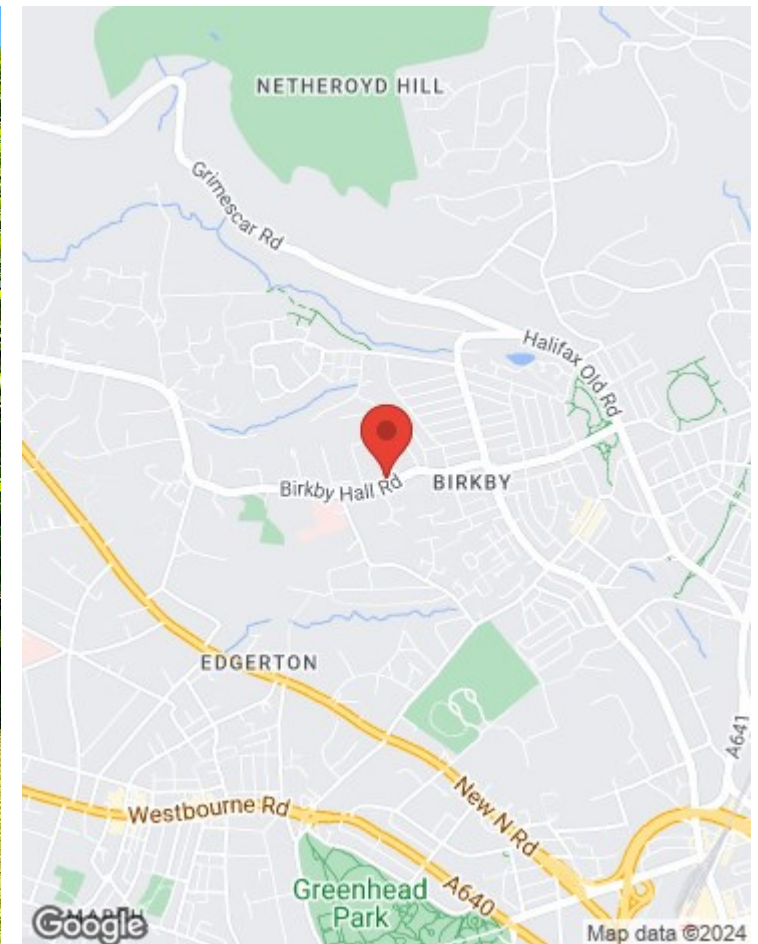


184 Birkby Hall Road, Birkby, Huddersfield, HD2 2XD
£295,000

bramleys

This character 4 bedroom end terraced property offers deceptive living accommodation over 3 floors. Having features such as a cast iron fireplaces, multi fuel stove, coving and leaded sash window in the lounge. There is a lovely private lawned garden to rear, detached single garage, off road parking and accommodation briefly comprising:- ground floor entrance vestibule, entrance hall, lounge, dining room, conservatory, kitchen and lower ground floor cellar. First floor landing, 3 bedrooms (2 doubles 1 single) and a lovely modern bathroom suite with separate shower and roll top bath. To the second floor there is a spacious attic room**. Early viewing essential !

Energy Rating: D



GROUND FLOOR:

A glazed door gives access to the entrance vestibule.

Entrance Vestibule

A further door leads through to the entrance hall.

Entrance Hall

This welcoming hallway has tiled flooring, a spindle rail balustrade staircase rising to the first floor and 2 central heating radiators.

Lounge

15'6" x 13'4" (4.72m x 4.06m)

The lounge is situated to the front of the property. Fitted with ceiling coving, a feature lead pattern sash window and an open fire set within a Cotswold Stone surround.

Dining Room

13'5" x 13'0" (4.09m x 3.96m)

This good sized reception room is fitted with a multi fuel stove, engineered wood flooring, wall light points, a central heating radiator and open access to the conservatory.

Conservatory

8'1" x 8'11" (2.46m x 2.72m)

Providing an ideal seating area overlooking the rear with French style doors open onto the garden.

Kitchen

12'1" max x 9'9" (3.68m max x 2.97m)

Having a range of base, wall and drawer units with wood work surfaces over. There is a double sink unit with mixer tap, plumbing for a dishwasher, space for an under counter fridge, integrated dishwasher, gas hob with extractor hood over, double gas oven, kick board heating system and a glazed door which opens into the side porch. The kitchen also has a sealed unit double glazed window.

Side Porch

Having tiled flooring and an external door opening to the side of the property.

LOWER GROUND FLOOR:

Cellar

Having good head height and providing useful additional storage. There is plumbing for a washing machine, power and lighting.

FIRST FLOOR:

Landing

With stairs to an attic room and useful under stairs store cupboard.

Bedroom 1

13'6" max x 13'3" (4.11m max x 4.04m)

A double bedroom with feature cast iron fireplace, a central heating radiator and a uPVC double glazed window.

Bedroom 2

13'4" x 12'2" (4.06m x 3.71m)

A second double bedroom situated to the front of the property with decorative feature fireplace, a central heating radiator and sealed unit double glazed window.



Bedroom 3

8'11" x 7'8" (2.72m x 2.34m)

Situated to the front of the property, having a central heating radiator and sealed unit double glazed window.

Bathroom

Furnished with a luxurious suite comprising roll top bath with mixer shower attachment, low flush WC, separate shower enclosure and pedestal wash hand basin. There is tiled flooring, part tiled walls, a sealed unit double glazed window and a central heating radiator. Also having a built-in storage cupboard and a further cupboard which houses the boiler.

SECOND FLOOR:

Attic Room

17'1" max x 18'6" (5.21m max x 5.64m)

The attic room is of good size and features exposed beams, sloping ceilings, Velux window and an additional window to the side aspect.

**PLEASE NOTE:

The attic room does not have a building regulation certificate.

OUTSIDE:

This property is set within pleasant lawned gardens to the front and rear. The gardens comprise of lawned areas, tarmac drive and stone patio area. The rear garden is very private and provides an ideal area for relaxation or children to play. The garage has light, power and an additional personal door.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any

discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via New North Road (A629), at the traffic lights in Edgerton pass straight ahead which automatically becomes Edgerton Road and then Halifax Road. Continue to the traffic lights at Birchencliffe and take the right hand turning into Birkby Road, follow this road which in turn becomes Birkby Hall Road where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

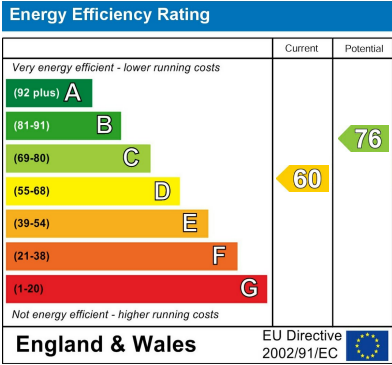
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

