



69 George Avenue, Birkby, Huddersfield, HD2 2BJ  
Offers In The Region Of £440,000

**bramleys**



This substantial 5 bedroom, brick built detached property is situated in this popular and much sought after residential location. Having undergone refurbishment and improvement works by the present owners including replacement of all windows, internal and external doors, new kitchen with a wealth of integrated appliances and bathroom.

The property now provides a most spacious detached home, ideal for those with a young and growing family.

Located approximately 1.5 miles from the town centre, as well as a similar distance to J.24 of the M62. The property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

Energy Rating: C







## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

With a central heating radiator and an access door to the cloakroom/WC.

### Cloakroom/WC

Newly refurbished with a 2 piece suite comprising of a low flush WC and vanity wash basin with chrome mixer taps. There is also a uPVC double glazed window.

### Lounge

17'5" x 9'10" (5.31m x 3.00m)

With uPVC double glazed windows to both front and side, central heating radiator and a gas and pebble effect living flame fire which is set behind a glazed screen with chrome surround. An open archway leads through to the play room.

### Play Room

7'9" x 9'" (2.36m x 2.74m)

Having laminate flooring and a set of timber and glazed double doors which give access to the study.

### Study

8'8" x 7'9" (2.64m x 2.36m)

Situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Dining Kitchen

20'11" max x 20'3" (6.38m max x 6.17m)

A most spacious dining kitchen which has a range of matching, high gloss wall and base units with laminated work surfaces, integrated appliances including 5 ring gas hob with oven and grill, microwave, dishwasher and inset stainless steel sink with mixer taps and side drainer. There is a central island (which houses the hob) and incorporates a breakfast bar, low voltage lighting and 2 central heating radiators. An access leads to the rear vestibule.

### Rear Entrance Vestibule

9'4" x 3'10" (2.84m x 1.17m)

With plumbing for a washing machine, uPVC double glazed rear access door and an integral door to the garage.

## FIRST FLOOR:

### Landing

With a central heating radiator.

### Master Bedroom

21'7" x 9'4" (6.58m x 2.84m)

Peacefully situated to the rear of the property, having uPVC double glazed windows to both side and rear elevations, 2 central heating radiators and an access door to the en suite.

### En Suite Shower Room

Furnished with a 3 piece white suite comprising of a low flush WC, vanity wash basin with cupboards beneath and shower cubicle. There is part tiling to the walls, a chrome ladder style radiator and a uPVC double glazed window.

### Bedroom 2

16'2" x 8'6" (4.93m x 2.59m)

Having a uPVC double glazed window to the front.

### Bedroom 3

14'4" x 10'7" (4.37m x 3.23m)

Having a uPVC double glazed window to the front with far reaching views, additional gable window with uPVC double glazing and a graphite central heating radiator.

### Bedroom 4

14'4" max x 8'9" max (4.37m max x 2.67m max)

Having a central heating radiator and uPVC double glazed window to the front which provides far reaching views.

### Bedroom 5

14'4" x 7'8" (4.37m x 2.34m)

With a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece white suite incorporating a low flush WC, vanity wash basin with cupboards beneath and a bath with overhead rainwater shower and additional hose. There is a chrome ladder style radiator and uPVC double glazed window.



## OUTSIDE:

To the front of the property a driveway provides off road parking for multiple vehicles, together with a lawned garden. To the rear there is a spacious enclosed lawned garden, with flagged patio seating area and stone wall and timber fenced boundaries. The external areas also have uplights/downlights, together with an EV charging point.

## Garage

16'9" x 8'6" (5.11m x 2.59m)

With timber and glazed double doors, power and light points.

## PLEASE NOTE:

We have seen the building regulation certificate and installation certificate for the partial rewire carried out in November 2023. Copies of which are held at the office.

## 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 on St Johns Road and continue to the traffic lights at Blacker Road, taking a left hand turning into Blacker Road. Turn right into Birkby Lodge Road and then left into George Avenue. The property will be found at the end, just before the road bends to the right.

## TENURE:

Freehold

## COUNCIL TAX BAND:

D

## 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.

## VIEWINGS

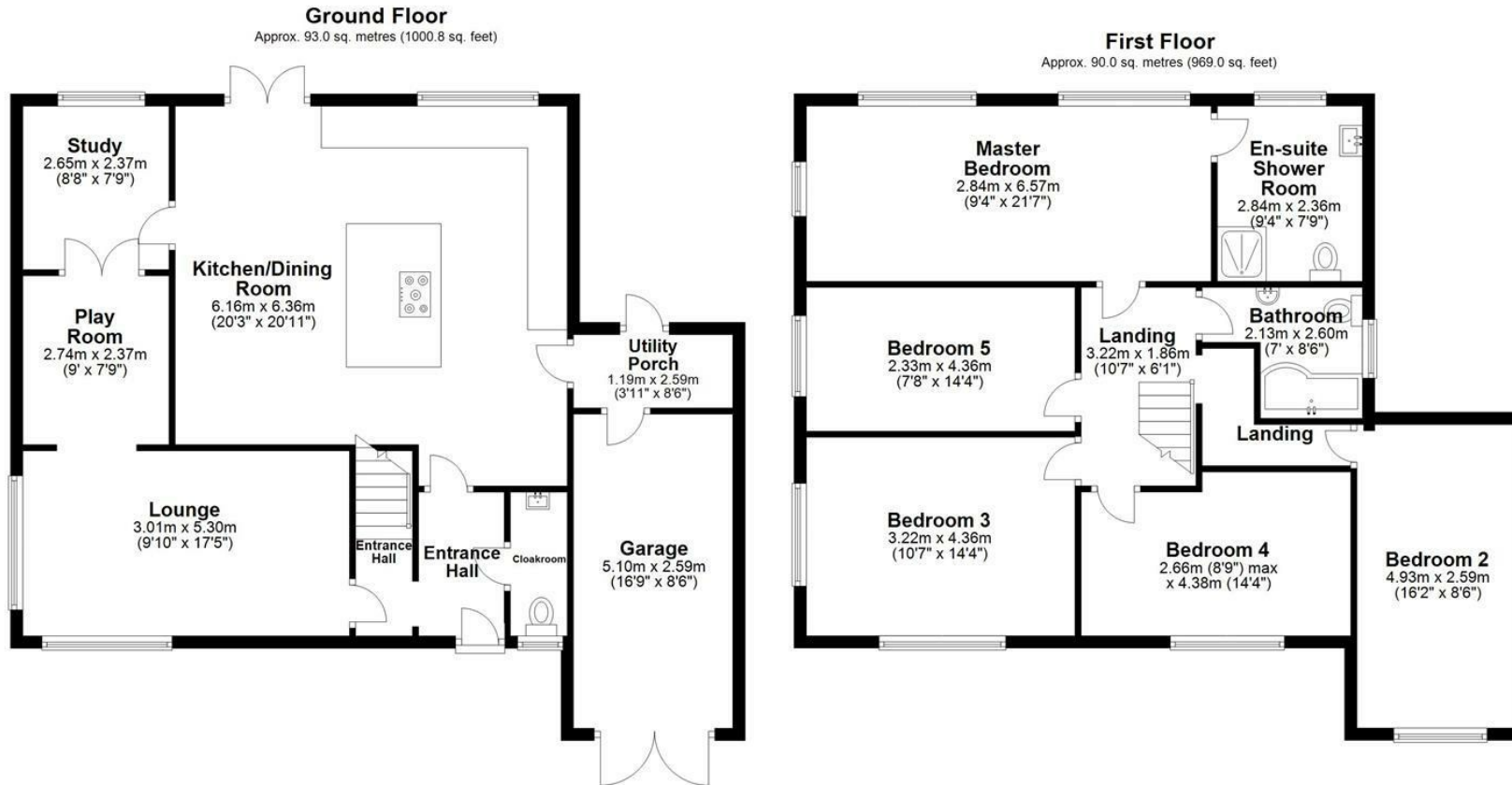
Please call our office to book a viewing on 01484 530361.











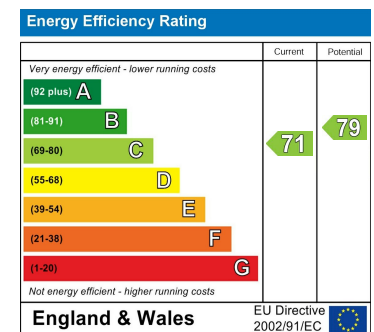
Total area: approx. 183.0 sq. metres (1969.8 sq. feet)

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



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