



130 Burn Road, Birchencliffe, Huddersfield, HD2 2EG  
£200,000

bramleys



THE PROPERTY DOES REQUIRE A PROGRAMME OF MODERNISATION AND REFURBISHMENT, WHICH HAS BEEN REFLECTED WITHIN THE ASKING PRICE.

This mid terraced property occupies a fantastic SEMI-RURAL POSITION, whilst still having the advantage of being close to local amenities and the M62 motorway network. An ideal purchase for a young family/professional couple, the property provides spacious living accommodation over three floors, plus cellar, with accommodation briefly comprising:- entrance porch, entrance vestibule, lounge, dining room and kitchen, 2 large cellar rooms (with potential to convert), first floor landing, 2 bedrooms, bathroom and large attic room on the second floor.

Offered for sale with no vendor chain and vacant possession, the property is currently fitted with uPVC double glazing, a gas fired central heating system and gardens to both front and rear.

Situated in the popular area of Birchencliffe, this property is well worthy of an internal inspection to fully appreciate the quiet setting and views on offer.

Energy Rating: E





## GROUND FLOOR:

### Porch

A composite entrance door gives access to the porch which has an internal timber/glazed door to the entrance vestibule.

### Entrance Vestibule

Having a staircase rising to the first floor level and a central heating radiator.

### Lounge

12'10" x 11'2" (3.91m x 3.40m)

The lounge has a uPVC double glazed window to the front, a limestone fireplace surround and hearth with coal effect gas fire and a sliding door into the dining room.

### Dining Room

12'9" x 8'10" (3.89m x 2.69m)

Having a feature timber mantle on the chimney breast, a central heating radiator and sliding door to the kitchen. There is also a glazed door to the rear porch.

### Kitchen

12'9" x 5'1" (3.89m x 1.55m)

Fitted with a range of wall and base units with working surfaces over. There is a uPVC double glazed window to the rear elevation, a stainless steel sink with side drainer and mixer tap, extractor fan, central heating radiator and space for a free standing electric oven and space for a fridge freezer. A door provides access to the lower ground floor.

### Rear Porch

Having single glazed windows and an external door to the rear garden.

## LOWER GROUND FLOOR:

### Cellar 1

11'4" x 12'11" (3.45m x 3.94m)

Providing useful storage space and housing the central heating boiler.

### Cellar 2

14'1" x 12'11" (4.29m x 3.94m)

Another extremely useful store room which has plumbing for a washing machine and an external door to the rear.

## FIRST FLOOR:

### Landing

### Bedroom 1

13'0" max x 14'4" max (3.96m max x 4.37m max )

This L-shaped double room has two front facing uPVC double glazed windows which enjoy a pleasant open aspect. This room has fitted pine wardrobes to both alcoves and two central heating radiators.

### Bedroom 2

12'10" x 9'1" (3.91m x 2.77m)

This double room is situated to the rear and is fitted with a central heating radiator and uPVC double glazed window to rear.





### Bathroom

Having part tiled walls and a three piece suite comprising bath with mixer tap, shower attachment over and screen, wc, pedestal wash hand basin, a central heating radiator and a uPVC double glazed window.

### SECOND FLOOR:

#### Attic Room

14'1" x 13'7" (4.29m x 4.14m)

This spacious room has a Velux window which enjoys distant rural views and a central heating radiator. Partitioned off from this room is a store room.

#### Store Room

4'5" x 13'1" (1.35m x 3.99m)

### OUTSIDE:

To the front is a gated low maintenance garden, covered in blue slate and feature stones. The rear garden has an artificial grassed section with raised, well stocked planted beds. Steps down lead to the cellar.

### 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), which then becomes Edgerton Road and then Halifax Road. Continue straight ahead at the traffic lights at the junction with East Street and Birkby Road with the Cavalry P.H on your

left hand side. After passing Tesco Express turn right into Yew Tree Road and proceed to the end, turn left into Burn Road and the property can be found on the right hand side identified by a Bramleys for sale board.

### TENURE:

House - Leasehold - Term: 999 years from 01/11/1884 / Rent: £0.84 per year.

Garden - Leasehold - Term 999 years from 01/11/1918 / Rent £0.70 per year.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

B

### 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:

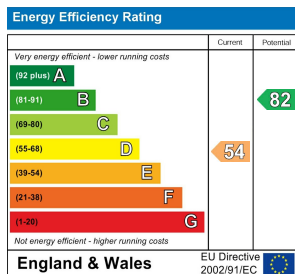
Please call our office to book a viewing on 01484 530361.











#### 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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