



95 Annie Smith Way, Birkby, Huddersfield, HD2 2GB
Offers Over £225,000

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This three storey, 3 bedroom town house, offers well maintained, versatile accommodation with converted integral garage which would be ideal for a teenager requiring their own space or needing a second reception room. Situated on this modern development, conveniently situated for those requiring access to Huddersfield town centre, train station, bus routes and M62 motorway network. Having uPVC double glazing, gas fired central heating and security system with accommodation comprising: entrance hallway, bedroom, sitting room, cloakroom/WC, first floor dining kitchen and lounge, second floor 2 further bedrooms (en suite to master) and house bathroom. Low maintenance garden to front and private blocked driveway/garden to rear.

Energy Rating: C



GROUND FLOOR:

Entrance Hall

An exterior door leads into the entrance hallway. A staircase rises to the first floor and there is a useful under stair store cupboard. This spacious hallway has tiled flooring and 2 central heating radiators.

Cloakroom/WC

Having tiled flooring, a central heating radiator and a 2 piece suite comprising of a low flush WC and pedestal hand wash basin.

Sitting Room

16'4" x 8'8" (4.88m x 2.44m)

Originally being the integral garage, this room has been converted by the current owner and makes a great ground floor reception room, ideal for a teenager/dependant relative wanting their own space. Having tiled flooring, a central heating radiator and French doors to the rear.

Bedroom 3

10'8" x 9'0" (3.25m x 2.74m)

This double room has tiled flooring, a central heating radiator and a uPVC double glazed window.

FIRST FLOOR:

Landing

With stairs leading to the second floor accommodation. The landing has a central heating radiator and a uPVC double glazed window.

Lounge

16'6" x 11'9" (5.03m x 3.58m)

Double doors open from the landing into this well proportioned lounge. The lounge features a Juliet style balcony providing ample natural light. There is also a window to the front aspect.

Dining Kitchen

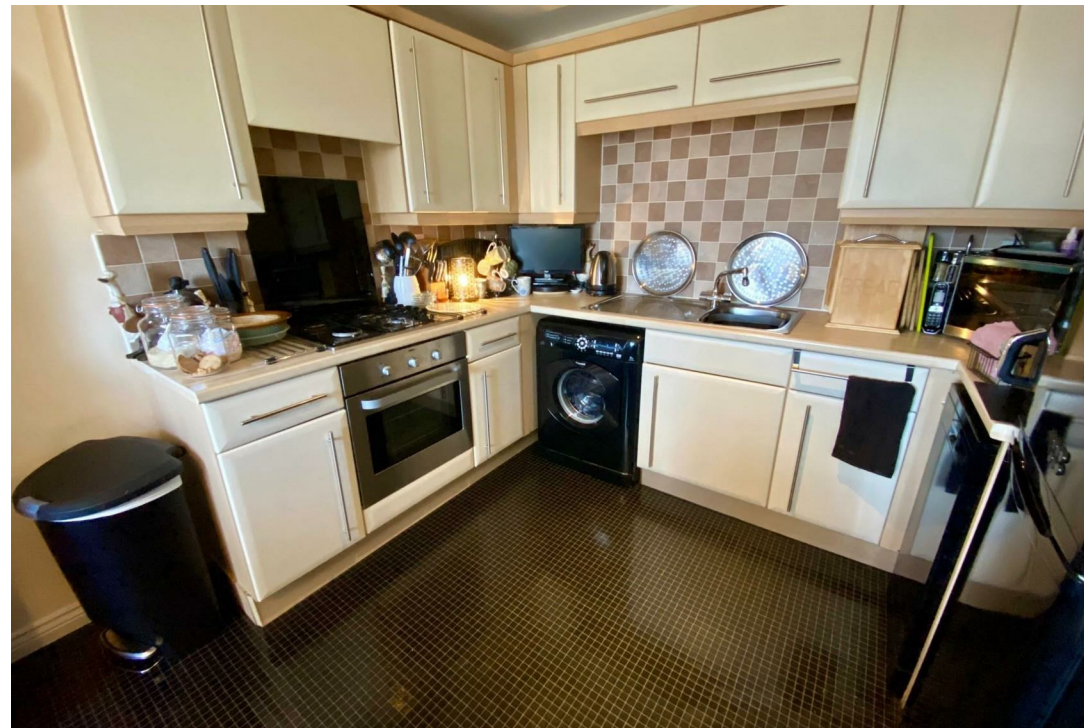
15'3" x 9'7" (4.65m x 2.92m)

The dining kitchen has a range of base, wall and drawer units including work surfaces, tiled splash backs, sink unit and mixer tap, hob/oven, extractor, plumbing for washing machine and plumbing for dishwasher. There is a central heating radiator and a uPVC double glazed window with pleasant open aspect across the courtyard to rear.

SECOND FLOOR:

Landing

Having an airing cupboard.



Master Bedroom

16'6" x 10'10" (5.03m x 3.30m)

This double room has en suite facilities, a central heating radiator and two uPVC double glazed windows which look out onto the pleasant tree lined street.

En suite Shower Room

Having a three piece suite comprising shower cubicle, low flush wc and a pedestal hand basin. Also having a central heating radiator.

Bedroom 2

9'10" x 9'6" (3.00m x 2.90m)

A second bedroom of double proportions and situated to the rear of the property. Fitted with a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower above. There are part tiled walls, a fully tiled floor and central heating radiator.

OUTSIDE:

This property has a pleasant low maintenance garden area to the front with artificial grassed section. To the rear is a canopied seating area, ideal for entertaining. The rear is block paved for easy maintenance and can also be used as a gated driveway if required. There is also a garden shed and artificial grassed section.

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 after the traffic lights, go straight ahead and take a left hand turning into Annie Smith Way where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

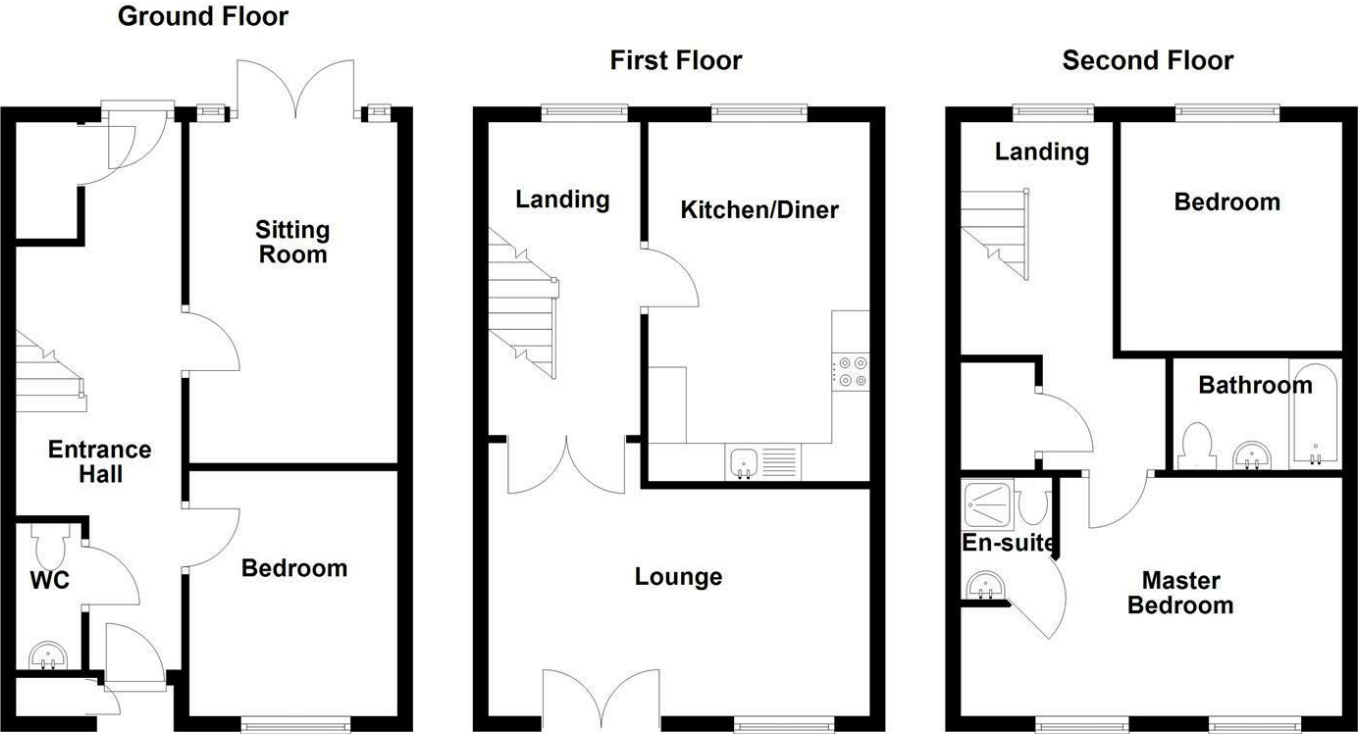
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

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

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