



## 330 Birkby Road

Birkby, Huddersfield, HD2 2DB

A fantastic opportunity to purchase a very spacious four bedroom detached family home in this sought after location with gated off road parking, front and rear gardens and woodland views. The property is in excellent condition throughout with three reception rooms, master bedroom with ensuite and a spacious well equipped kitchen with separate utility.

Easy access to local amenities in Lindley and closeby towns of Huddersfield, Brighouse and Halifax. Ideally located for commuting further afield with great motorway and rail links. The property is available with no onward chain.

O.I.R.O £475,000

# 330 Birkby Road

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- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME ON LARGE PLOT
- GAS CENTRAL HEATING, DOUBLE GLAZING AND CONTEMPORARY BATHROOM FITTINGS
- THREE RECEPTION ROOMS AND BEAUTIFUL VIEWS
- THROUGH LOUNGE AND DINING ROOM WITH PARQUET FLOOR
- PLENTY OF GATED OFF ROAD PARKING AND LARGE GARDENS
- NO VENDOR CHAIN

## Entrance

### Downstairs WC

6'2" (6'02") x 5'7" (5'07") (1.88 x 1.7 (1.70))

### Study/Family Room

### Kitchen

13'9" (13'09") x 9'7" (9'07") (4.19 x 2.92)

### Lounge

16'11" (16'12") x 13'6" (13'06") (5.16 (5.18) x 4.11)

### Dining Room

13'6" (13'06") x 13'5" (13'05") (4.11 x 4.09)

### First Floor Landing

## Master Bedroom

15'10" (15'11") x 13'6" (13'06") (4.83 (4.85) x 4.11)

## Bedroom 2

16'4" (16'05") x 13'5" (13'05") (4.98 (5.00) x 4.09)

## Bedroom 3

11'9" (11'09") x 8'9" (8'09") (3.58 x 2.67)

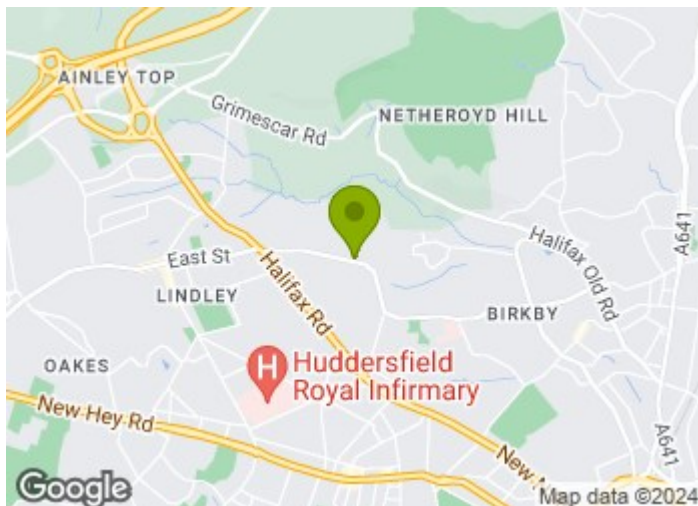
## Bedroom 4

12'7" (12'08") x 8'9" (8'09") (3.84 (3.86) x 2.67)

## Bathroom

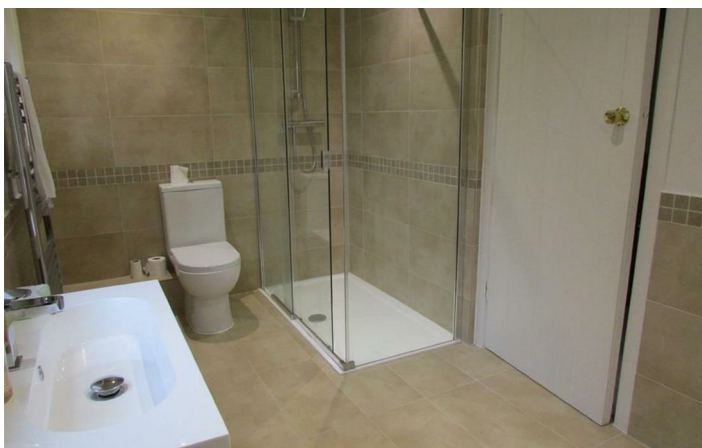
12'5" (12'05") x 6'7" (6'07") (3.78 x 2.01)

## Garden and off road parking



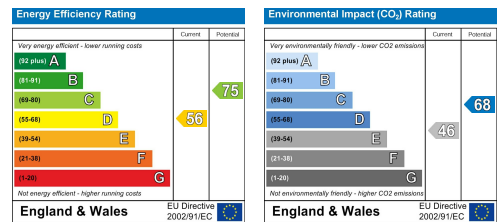
## Directions





# Floor Plan

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