



Broombank | | Huddersfield | HD2 2DJ

£335,000



SHERIDAN
BAILEY
PROPERTY

Broombank | Huddersfield | HD2 2DJ £335,000

Available with vacant possession and no upward chain, this detached 4 bedroom property is located in a sought after area of Birkby, in an attractive cul-de-sac position. The property benefits from a double garage and a private driveway that can accommodate up to 4 vehicles.

In need of some cosmetic modernisation the property comprises, side entrance door to hallway, living room, dining room, kitchen and downstairs WC. On the first floor there are 2 double bedrooms and 2 single bedrooms plus a house bathroom. Externally both front and rear gardens are well maintained. The rear gardens are private and not overlooked, benefitting from 2 patios areas and rockeries. This property offers future owners an amazing opportunity and has excellent future potential.

- 4 bed detached in cul de sac position
- Private rear gardens not overlooked
- Vacant possession/no upward chain
- Double garage and 4 car driveway
- Some cosmetic modernisation required

Entrance Hall

Side entrance hall leading into hallway. Staircase off to first floor landing

Living Room

13'3 x 17'11 (4.04m x 5.46m)

Light and spacious family living room with dual aspect windows. Large bow window to the front. Wooden fire surround and hearth with inset electric fire. A lovely space for all the family with ample room for double sofas. Door off leading to Dining Room

Dining Room

8'10 x 13'4 (2.69m x 4.06m)

Good sized Dining Room with window looking out to rear patio and garden views.





Kitchen

7'5 x 13'4 (2.26m x 4.06m)

Fully tiled kitchen with a range of matching white wall and base units with worktops over. Plenty of storage space. Integrated appliances include, housed larger fridge freezer, 4 burner gas hob, eye level electric double oven. Plumbing for washing machine and stainless steel sink and drainer with mixer tap over. Door to rear garden.

Downstairs WC

Located off the hallway is a useful WC with frosted window to front elevation, low level WC and vanity wash handbasin

Staircase to 1st Floor Landing

Master Bedroom

9'7 x 13'8 (2.92m x 4.17m)

Good sized Master Bedroom filled with natural light, Window to front elevation with views. Floor to ceiling mirrored double wardrobes

Bedroom 2

9'0 x 13'4 (2.74m x 4.06m)

Double Bedroom with window to rear garden views. Triple floor to ceiling mirrored wardrobes

Bedroom 3 / Home Office

7'6 x 14'9 (2.29m x 4.50m)

A large single bedroom, which equally would make an excellent Home Office space.

Bedroom 4

6'11 x 10'9 (2.11m x 3.28m)

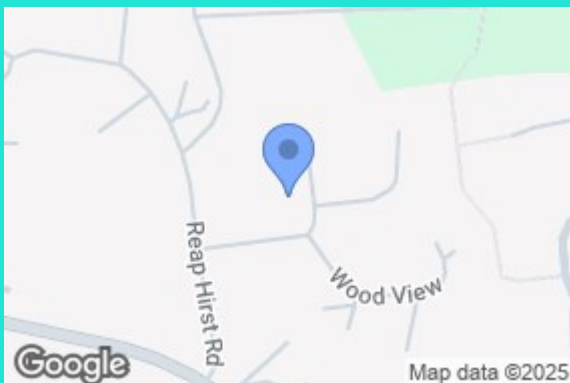
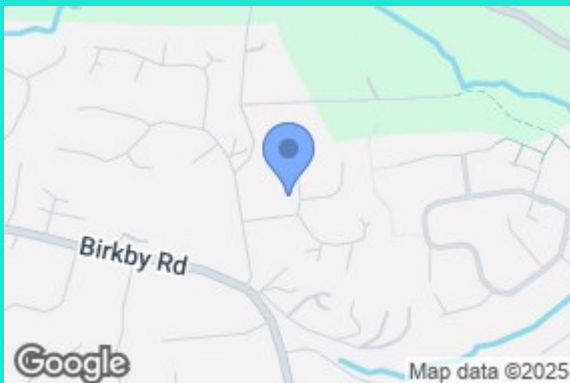
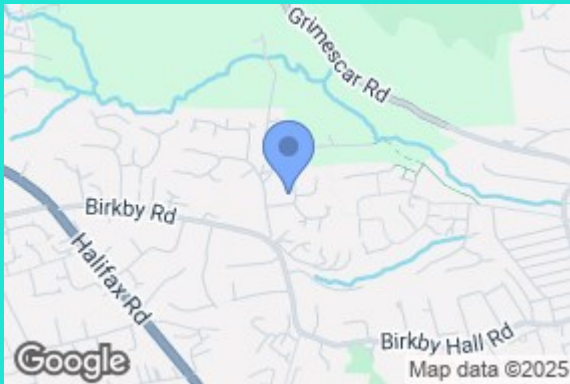
Singled bedroom with window to rear elevation

Bathroom

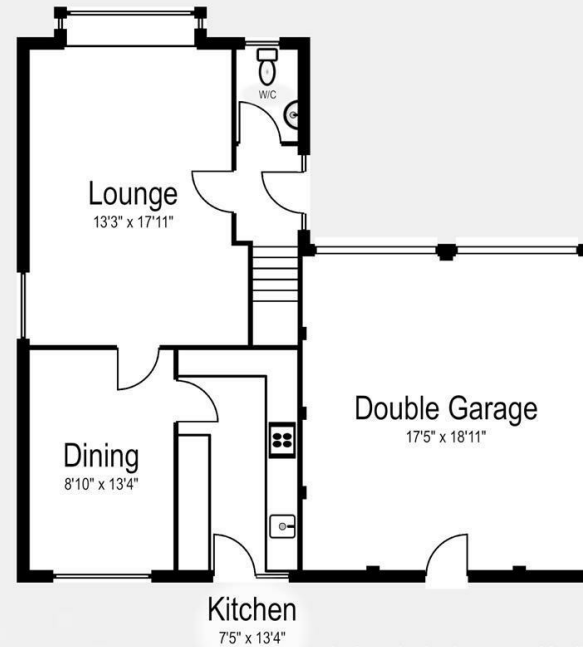
House bathroom, fully tiled with bath and shower over, low level WC and vanity mounted wash handbasin. Frosted window to side elevation.

External Areas

Detached property in a cul-de-sac position with the added bonus of a double garage and driveway to accommodate up to 4 vehicles. The garage has up and over doors, power and lighting. The front gardens are mature with shrubs and borders and small lawned area. The rear of the property can be accessed via a shared flagged pathway. Enter the gardens through a wrought iron gate. Flagged patio area just off the Dining Room with plenty of space for garden furniture and BBQ. Pathway and steps lead to a further flagged patio area at the top of the garden. There is an abundance of gravel, stone and rockery areas. Most importantly the gardens and private, well screened and not overlooked.



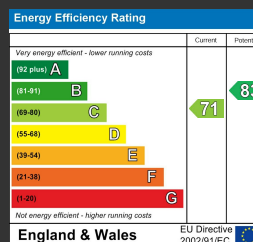
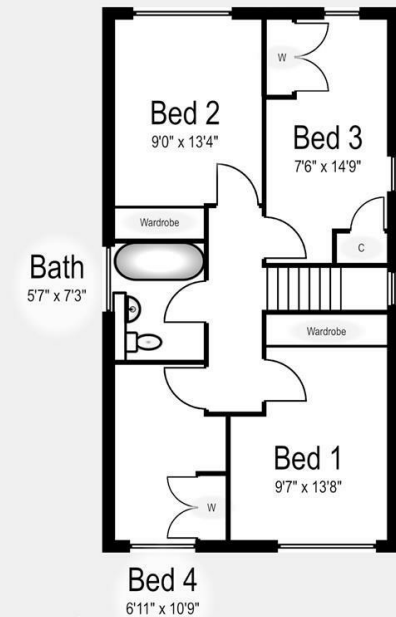
Front Ground



HD2 2DJ
Internal - 1366ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

1st Floor



HALIFAX
West Yorkshire

01422 525285
hello@sheridanbaileyproperty.co.uk
sheridanbaileyproperty.co.uk