

FOR SALE



SHERIDAN
BAILEY
PROPERTY

01422 525285
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Yew Tree Road | Birchencliffe | Huddersfield | HD3 3QR

Asking price £185,000



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Excellent opportunity, in particular for first time buyers, to purchase this modern 2 bed mid terrace property in the popular area of Birchcliffe. The property has the added benefit of a rear driveway for up to 2 vehicles and ample storage.

The property briefly comprises, entrance hall, spacious living room with feature fireplace, kitchen/dining with rear access to large elevated decking area. On the first floor, generously sized Master Bedroom plus single room, and bathroom, whilst stairs from Bedroom 2 lead to large attic room offering flexible accommodation.

Externally low maintenance front and rear gardens. Shared access to rear of property off Yew Tree Road to private driveway and wooden garage with power and lighting.

Not to be missed!

- 2 bed mid terrace with large attic room
- Driveway to rear
- Well presented living accommodation
- Perfect for First time buyers
- Plenty of storage

Entrance Hall

Front door opens into Entrance Hall with staircase to first floor landing. Space for cloaks. Vinyl flooring. Glazed panel door leads to Living Room.

Living Room

12'1 x 14'11 (3.68m x 4.55m)

Spacious, light and bright Living Room with large bay window overlooking front garden and partial frosted glass for privacy. Feature ornamental fireplace for cast iron inset gas fire. Ample space for double sofas and furniture. Partially glazed door leads to Kitchen/Dining.





Kitchen/Dining

15'0 x 7'11 (4.57m x 2.41m)

Good sized Kitchen/ Dining space with a range of matching light grey Shaker style wall and base units with black worktops over. Housing for larder style fridge/freezer and plumbing for dishwasher and washing machine. Space for electric oven with 5 burner gas hob and stainless steel extractor over. Window to rear garden and driveway and door for rear access. Dining space for table and chairs. Understairs store off.

Staircase to 1st floor landing from entrance hall

Master Bedroom

15'2 x 12'2 (4.62m x 3.71m)

Generously sized Master Bedroom with ample space for wardrobes and furniture. Twin windows to front elevation

Bedroom 2

7'5 x 7'11 (2.26m x 2.41m)

Single bedroom currently used as a Nursery, equally a great home working space. Window to rear elevation and stairs up to converted Attic Room.

Attic Room

15'1 x 9'6 (4.60m x 2.90m)

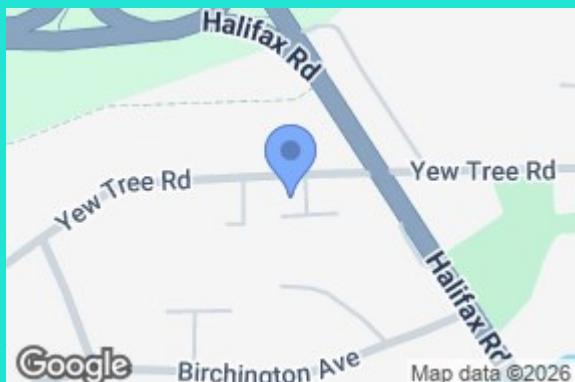
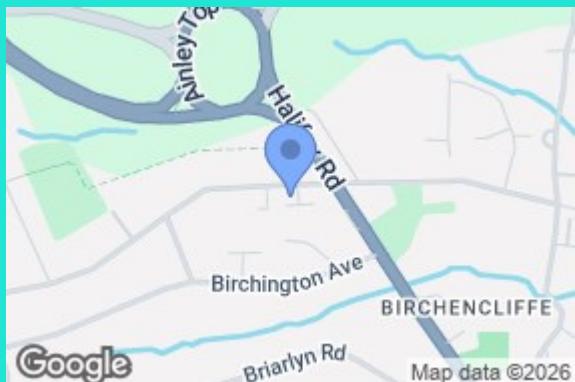
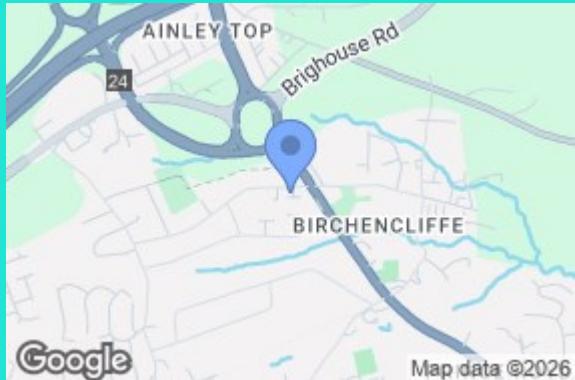
Useful Attic Room, a great space offering flexible accommodation. Currently used as another Double Bedroom, but again another good work space or simply storage. Further storage off into eaves. Twin Velux Windows.

Family Bathroom

Fully tiled bathroom with white 3 piece suite comprising, panelled bath with shower over, low level WC and pedestal wash handbasin. Frosted window to rear elevation.

Outside Space

Property is approached via low garden gate, leading to flagged pathway and step up to Front Door. Front garden is handy low maintenance flags and gravel. Well screened by hedges to side for privacy. To the rear of the property is a spacious decking area, perfect for BBQs with Spring around the corner and ample space for garden furniture. Steps down to bin store and private rear driveway (flagged and gravel) with space for up to 2 vehicles. Wooden single garage with power and lighting. Driveways to rear of properties access via shared entrance off Yew Tree Road to rear of properties.



Front Ground

Lounge
12'1" x 14'11"

Kitchen
15'0" x 7'11"

Bathroom
7'5" x 5'0"

1st Floor

Bedroom 1
15'2" x 12'2"

Bed 2
7'5" x 7'11"

2nd Floor

Attic Room
15'1" x 9'6"

HD3 3QR
Internal - 769ft²

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.

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

HALIFAX
West Yorkshire

01422 525285
hello@sheridanbaileyproperty.co.uk
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