



Rock Road, Birchencliffe, Huddersfield HD3 3BU

welcome to

Rock Road, Birchencliffe Huddersfield

SOLD WITH TENANTS IN SITU - Idyllic property in the highly sought-after Birchencliffe, with off-road parking and within close proximity to the M62 networks, located on a main public transport route.



Ground Floor Entrance

Front door leading to a carpeted hallway warmed by a central heating radiator.

Lounge

14' 8" x 14' 11" (4.47m x 4.55m)

Superb sized carpeted reception room warmed by two central heating radiators. The room has exposed brickwork, ceiling downlights and beamed ceiling plus two double glazed windows which overlook the front and side. Doors to lower ground and first floor.

Utility

4' x 8' 8" (1.22m x 2.64m)

Space for washing machine and dryer. There is a wash hand basin and a wall mounted gas boiler. Having laminate flooring and warmed by a central heating radiator. Double glazed window to the side.

Lower Ground Floor Kitchen

14' 7" x 11' 2" (4.45m x 3.40m)

Superb sized kitchen diner fitted with a range of white gloss fronted base and wall units with grey worksurfaces and splashbacks. Integrated electric oven and hob with extractor over. Space for fridge freezer and dishwasher. Sink unit with drainer and swan neck tap. Having laminate flooring, ceiling downlights and beamed ceiling. Double glazed window overlooks the front with door to the side and bathroom.

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin with mixer tap. Having fully tiled walls and flooring, extractor and fitted mirror fronted wall cabinets. There is also a heated towel warmer/radiator.

First Floor Landing

Doors to bedrooms and wc. Having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom One

8' 11" x 10' 8" (2.72m x 3.25m)

Good sized double bedroom with original fireplace and a central heating radiator. Double glazed window overlooks the front with views of church and countryside.

Bedroom Two

5' 6" x 12' 8" (1.68m x 3.86m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the the front towards the church with countryside.

Wc

Laminate flooring, low flush WC and wash hand basin.

Loft Space

Access to boarded loft space via a pull down ladder. There is restricted head height. Having carpeted flooring, Velux window.

External

The property has one off road parking bay and a small area of land.



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Rock Road, Birchencliffe Huddersfield

- SOLD WITH TENANTS IN SITU - PERFECT FOR INVESTOR LANDLORDS
- Situated In A Highly Sought After Location Close To Lindley Village Amenities
- Ideal For Commuters Of The M62 and Presented To A Move In Condition
- Original Features
- Off Road Parking

Tenure: Freehold EPC Rating: E

offers in the region of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF112011 - 0004

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)