







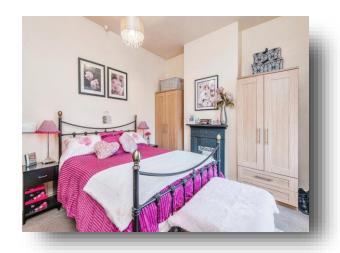


### welcome to

## **Bromley Road, Birkby Huddersfield**

MUST SEE PROPERTY!!! MODERN FINISH THROUGHOUT. Having 3 bedrooms alongside modern bathroom and brand new kitchen with integrated appliances! Low maintenance rear garden with outhouse utility space with full electric and plumbing.













# Ground Floor Entrance Porch

Front door leading to entrance porch with coat and shoe storage.

#### Lounge

10' 11" x 12' 11" ( 3.33m x 3.94m )

Spacious reception room warmed by a gas fire plus central heating radiator. With feature picture rail, laminate flooring and a double glazed window which overlooks the front

#### Kitchen

11' 10" x 12' 10" ( 3.61m x 3.91m )

Spacious modern kitchen being approximately three years old comprises a range of base and wall units in grey gloss with marble effect work surfaces and splashbacks. Integrated electric oven and hob with extractor over. Sink unit with drainer. Vinyl flooring and a double glazed window to the rear. Access to rear hallway.

#### **Bathroom**

4' 8" x 6' 5" ( 1.42m x 1.96m )

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin with vanity. Laminate flooring and part tiled walls.

#### **First Floor Landing**

Carpeted flooring and warmed by a central heating radiator.

#### **Bedroom One**

10' 11" x 10' 10" ( 3.33m x 3.30m )

Good sized double bedroom with feature fireplace, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

#### **Bedroom Two**

7' 7" x 12' (2.31m x 3.66m)

Spacious double bedroom with carpeted flooring. Double glazed window overlooks the rear.

#### **Bedroom Three**

8' 10" x 5' 11" ( 2.69m x 1.80m )

Good sized room with carpeted flooring. Double glazed window overlooks the rear.

#### **External**

There is a paved area to the front enclosed by fence and hedging. The rear of the property has a low maintenance enclosed area with storage shed.





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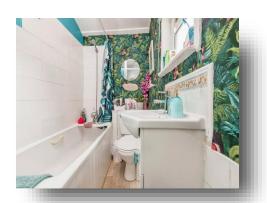
- Modern Throughout
- **Great Sized Living Space**
- Front Paved Garden With Sunny Rear Courtyard
- External Outhouse With Electric And Plumbing

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1911. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

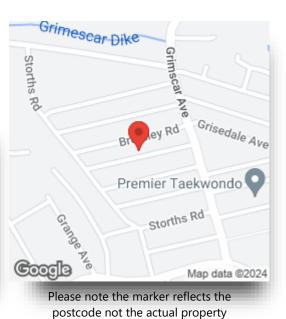
guide price

£140,000 - £150,000









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Property Ref: HDF116118 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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