

Blacker Road, Birkby, Huddersfield HD1 5HU

## welcome to

# **Blacker Road, Birkby Huddersfield**

If you are looking for spacious rooms, a private enclosed garden and an immaculately presented home in a convenient location with amenities on the doorstep, this could be the property for you! Ideal as a first-time purchase or as an investment, this property is tucked away whilst conveniently placed













# **Ground Floor Entrance**

Front door to hallway with wood flooring, central heating radiator and a double glazed window to the side.

## Lounge

13' 5" x 14' 4" ( 4.09m x 4.37m )

Superbly spacious reception room with carpeted flooring and warmed by a central heating radiator.

#### Kitchen

15' 5" x 9' 10" ( 4.70m x 3.00m )

Fab sized kitchen with a range of base and wall units. Integrated electric oven, grill, gas hob, microwave and dishwasher. Space for American style fridge freezer. With under floor heating, ceiling spotlights, tiled flooring, skylight plus two double glazed windows to the front.

## Utility

Housing the washing machine, cloakroom, etc with space for dryer.

#### Lower Ground Floor Bedroom Two

14' 5" x 5' 9" ( 4.39m x 1.75m )

Spacious double bedroom with tiled flooring and warmed by a central heating radiator.

#### **Wet Room**

Comprising shower area, low flush WC and wash hand basin. Heated towel warmer/radiator an extractor fan.

## Utility

Perfect storage space

## First Floor Landing

With carpeted flooring and stairs to the second floor.

#### **Bedroom One**

10' 6" x 14' 5" ( 3.20m x 4.39m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

#### **Bathroom**

Bathroom suite comprising P-shaped bath with shower over, low flush WC and wash hand basin. Under floor heating, heated towel warmer/radiator, tiled flooring, storage cupboard and a window to the rear.

## Second Floor Bedroom Three

13' 11" x 13' 11" plus stairway ( 4.24m x 4.24m plus stairway )

Third spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

#### **Ensuite**

Tiled flooring, low flush WC, wash hand basin and extractor fan.

#### **External**

Externally, this fabulous home has a low maintenance patio garden also serving as a private driveway with a wooden storage unit, all enclosed by gated timber fencing. Parking is also freely available on the road just outside.





## welcome to

# **Blacker Road, Birkby Huddersfield**

- Immaculately Presented Throughout
- Private Garden Space
- Highly Sought After Location
- Ideal First Time Buy or Investment
- Close To Amenities, Public Transport and M62 Networks Close By
- Move In Condition
- **Spacious Rooms**

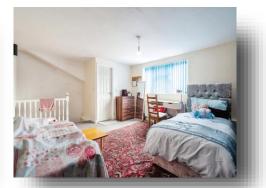
Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

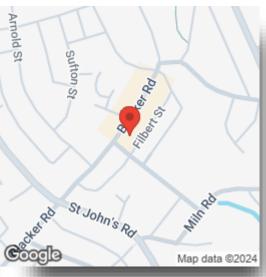
offers in the region of

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116630



Property Ref: HDF116630 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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