



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 and 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.



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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

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Property Ref:
HDF116630 - 0005

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