



Birkby Lodge Road, Huddersfield HD2 2BE

welcome to

Birkby Lodge Road, Huddersfield

This detached bungalow offers accessible living, set into enclosed wrap around gardens with amenities and transport links close by. The home has spacious rooms throughout and is ideal for those looking to move to lateral living.

Lounge

11' 9" x 17' (3.58m x 5.18m)

Spacious lounge with carpeted flooring and lots of natural light from a double glazed window to the rear. Warmed by a central heating radiator, the space also provides access to the front with an external door.

Kitchen

10' 1" x 11' 7" (3.07m x 3.53m)

Well proportioned kitchen fitted with a range of base and wall units with laminate worktops. Well kept space with an integral electric oven and gas hob, plus space for an undercounter electric oven. The space leads into an entrance porch to an external side door, featuring a stained glass window pannel.

Dining Room/Bedroom Three

6' 5" x 11' 4" (1.96m x 3.45m)

Spacious dining room which is fitted with carpeted flooring and warmed by a central heating radiator. Bright and airy with natural light from a double glazed window to the rear.

Bedroom One

9' 9" x 16' 11" (2.97m x 5.16m)

Spacious double bedroom with a double glazed window to the front and one to the rear. Complete with extra storage into a fitted wardrobe.

Bedroom Two

9' into wardrobe x 6' 9" (2.74m into wardrobe x 2.06m)

Well sized room with carpeted flooring, warmed by a central heating radiator. Also offering fitted wardrobes, providing ample storage.

Bathroom

Accessible bathroom which is fitted with a low flush WC, wash hand basin and a double glazed window to the rear. Warmed by a central heating radiator.

External

This detached bungalow has wrap around garden space and a beautifully paved area towards the home. Accessible via a ramp to the front door which is complete with railings. The space is fully enclosed by timber fence.





view this property online williamhbrown.co.uk/Property/HDF117857



welcome to

Birkby Lodge Road, Huddersfield

- Detached bungalow
- Accessible property
- Spacious, enclosed garden
- Well sized rooms throughout
- Two reception rooms or a third bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£230,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/HDF117857



Property Ref:
HDF117857 - 0003

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk