



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.





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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

£220,000



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

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HDF117857 - 0004

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