



Crescent Road, Birkby, Huddersfield, HD2 2TH

welcome to

Crescent Road, Birkby, Huddersfield

A rare opportunity to purchase a generously sized home in highly sought-after Birkby, located close to local shops, bus routes and schools. Ideal for an upsize, this fabulous home has scope for cosmetic upgrade whilst being offered chain-free. With two reception rooms and an occasional attic room.



Located in highly sought-after Birkby, this sizeable terrace is ideal for those looking to upsize and put their own stamp on their new home, with two reception rooms, generous room sizes throughout and a converted loft providing another occasional room. Located close to bus routes, local shops and amenities, schools and the town centre of Huddersfield, making this home a great spot for those looking to have convenience on their doorstep. Comprising of a spacious entrance hallway and providing access into the first reception room overlooking the front of the property with fabulous original features, and a second lounge/diner to the rear. There is a separate kitchen fully fitted with space for appliances, along with a cellar comprising of three additional rooms, ideal for storage. To the first floor, there are three generously sized bedrooms with integral cupboard space, and a third smaller bedroom overlooking the front. There are two additional rooms in the converted loft, accessed via staircase and with storage into the eaves and Velux windows. Externally, the property has a garden to the front and a gated yard at the rear. Parking is freely available on the road just outside.

Entrance Hallway

Living Room

13' 11" x 14' 6" into recess (4.24m x 4.42m into recess)

Dining Room

13' 10" x 14' 5" into recess (4.22m x 4.39m into recess)

Kitchen

13' 7" x 7' 10" (4.14m x 2.39m)

Cellar

Landing

Bedroom 1

13' 11" x 12' 9" to chimney breast (4.24m x 3.89m to chimney breast)

Bedroom 2

13' 9" x 10' 8" to chimney breast (4.19m x 3.25m to chimney breast)

Bedroom 3

8' x 10' 2" (2.44m x 3.10m)

Bathroom

Attic

External



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welcome to Crescent Road

- Ideal opportunity for upsizers
- Two reception rooms
- Highly sought-after location
- Scope for cosmetic upgrades
- Converted attic space

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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
£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF117951 - 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.

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