



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.



Entrance Hallway

A grand entrance into the house with laminate flooring and warmed by a gas centrally heated radiator.

Living Room

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

The first reception room has a double glazed window overlooking the front garden, laminate flooring, a gas central heated radiator and a fireplace with a gas fire.

Dining Room

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

The second reception room has a double glazed window overlooking the rear, laminate flooring, a gas central heated radiator and a fireplace with a gas fire.

Kitchen

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

The separate kitchen has a range of units with a gas hob, a 1.5 sink with drainer, space for appliances, a double glazed window to the rear, laminate flooring and is warmed by a gas centrally heated radiator.

Cellar

Additional cellar storage, with three rooms in the basement ideal for storage.

Landing

The landing has an integral storage cupboard and a double glazed window overlooking the rear.

Bedroom 1

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

The first bedroom has carpeted flooring, integral wardrobes, a double glazed window overlooking the rear and is warmed by a gas central heated radiator.

Bedroom 2

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

A second generously sized bedroom with carpeted flooring, a double glazed window overlooking the front, integral wardrobes and a gas central heated radiator.

Bedroom 3

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

The third bedroom has carpeted flooring, a double glazed window to the front and a gas central heated radiator.

Bathroom

The house bathroom has laminate flooring, a double glazed window to the rear, and a three-piece suite including a low-flush W/C, a sink and a shower. The room is warmed by a gas central heated radiator.

Attic

An additional two rooms in the attic with carpeted flooring, a Velux skylight to the rear and storage space into the eaves. The attic is accessed via staircase.

External

The property has garden space to the front, with a gated yard at the rear. Parking is freely available on the road outside.



view this property online williamhbrown.co.uk/Property/HDF117951



welcome to

Crescent Road, Birkby Huddersfield

- Ideal opportunity for upsizers situated in a Highly sought-after location
- Close to schools, local amenities and bus routes
- Two reception rooms
- Scope for cosmetic upgrades
- Converted attic space
- Offered CHAIN FREE
- Gated yard to the rear

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.

guide price

£210,000



view this property online williamhbrown.co.uk/Property/HDF117951

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.



Property Ref:
HDF117951 - 0005

 william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk