



## 60 Briarlyn Road

Birchenclyffe, Huddersfield, HD3 3NP

£289,000 Freehold





Presented to the market in a popular location offering ready to move in to accommodation is this three-bedroom semi-detached bungalow benefiting from two reception rooms plus additional conservatory, generous off-street parking, landscaped gardens and workshop.

Briefly comprising; entrance hall, lounge, kitchen, sitting room, bedroom and shower room the ground floor and two bedrooms and a bathroom to the first floor.

Externally there is a front garden and driveway leading to a detached garage. To the rear is a landscaped garden with a summerhouse/workshop.

### Location

Situated in Birchcliffe, on the outskirts of the highly regarded area of Lindley which is host to a range of local amenities, including numerous independent shops and restaurants. The property is also ideally positioned for Huddersfield Royal Infirmary, Huddersfield New College and access to the M62 motorway network giving excellent commuter links to Leeds and Manchester.

### Accommodation

Access is gained through a composite door into the entrance hallway. Leading off from the hallway is a spacious and tastefully decorated lounge finished with Karndean flooring with a large window allowing for natural light, a fireplace with decorative mantel, hearth and surround to the focal point and a staircase rising to the first floor. Moving through to the kitchen offering a range of modern wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Through to the second sitting room with a fireplace to the focal point and allowing access to the conservatory with French doors leading out to the rear garden. Completing the ground floor accommodation is a double bedroom enjoying an outlook of the rear garden and the shower room which is part tiled and has a contemporary three-piece suite which comprises a WC, wash-hand basin and a double walk-in rainfall shower.

The first landing allows access to two bedrooms and the house bathroom. Both bedrooms have space for double beds and have two Velux windows. The house bathroom is part tiled and has a contemporary three-piece suite comprising a WC, wash-hand basin and a stand-alone bath.

Externally to the front of the property is a low maintenance pebbled garden and a driveway which leads down to a detached single garage providing off-street parking for three cars. To the rear is a landscaped garden with a workshop/summerhouse and access to a cellar which cover the entire footprint of the property.



Council tax band: C  
 EPC rating: C  
 Ground rent: N/A  
 Service charge: N/A

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