



26 Britannia Road

Milnsbridge, Huddersfield, HD3 4QF

Guide Price £160,000 Freehold





A fantastic opportunity has arisen to purchase this deceptively spacious end terrace home with the added benefit of no upper chain. The property offers two double bedrooms, a modern dining kitchen with downstairs WC, gas central heating, uPVC double glazing, low maintenance garden and parking, making it an ideal home for a young professional or first time buyer.

Location

The property can be found on Britannia Road, opposite Stanley Mills. Conveniently situated for good local primary and secondary schools as well as local amenities in Milnsbridge, Golcar and Lindley village. Huddersfield town centre, Huddersfield Royal Infirmary and the M62 are within easy reach and there are many pleasant country walks available via the nearby canal, River Colne and the Colne Valley.

Accommodation

Accessed via a small entrance hallway is a good sized lounge with small recessed area beneath the stairs and window to the front elevation. Continuing through into the spacious dining kitchen which is set to the rear and provides an excellent range of base, wall and drawer units, with worktops incorporating a 1 and ½ bowl sink with drainer and mixer tap over, and four ring gas hob with extractor hood above. Integrated appliances include: an electric oven, dishwasher and washing machine. There is space for a fridge freezer and the boiler is housed within a cupboard to the wall. With tiled splashbacks, a window overlooking the rear garden and external door leading out. Set off the dining area is a WC with a white suite comprising: wash hand basin with mixer tap and WC.

To the first floor there are two spacious bedrooms accessed off the landing which has a useful storage cupboard and loft hatch. To the front of the property a double bedroom enjoys dual windows overlooking Stanley Mills to the front and useful storage cupboard over the bulkhead. At the rear, a second double bedroom enjoys fitted wardrobes with sliding mirrored doors offering both hanging, drawer and shelving storage, and a window overlooking in the rear garden. The neutral house bathroom comprises: WC, wash hand basin with mixer tap, and bath with mixer tap and shower over. With part tiled walls, tiled floor, and spotlights to the ceiling.

Externally to the rear there is a low maintenance paved garden with useful outside tap and steps leading up to a raised decked area. Steps to the side of the property lead up to a designated parking spot with an additional visitor parking spot shared with one other property.

Please Note:

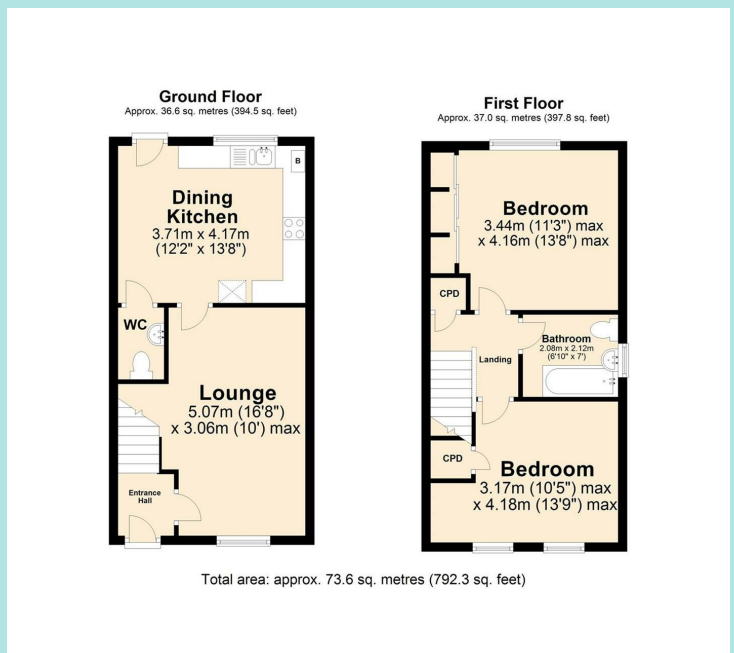
There is an annual maintenance charge of £191.27 for a communal green space located close to the property.

Council tax band: B

EPC rating: C

Ground rent: N/A

Service charge: £191.27 per annum.



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