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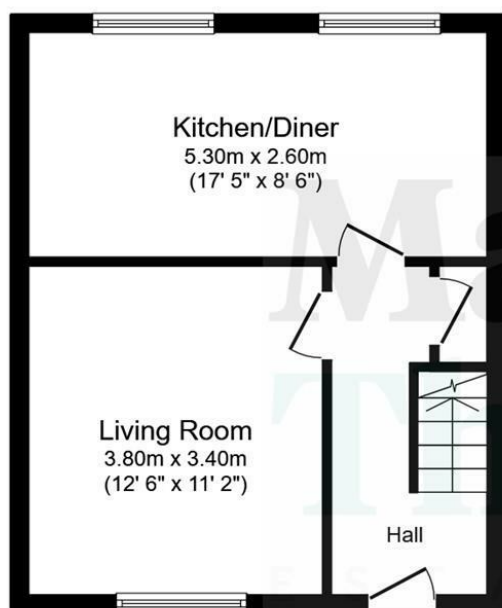
Birchington Avenue, Birchencliffe Huddersfield, Yorkshire

**Offers in the region of
£230,000**

This well presented three-bedroom semi-detached home is stylish and contemporary throughout. The property is located in this ever popular area with ease of access to amenities within Lindley, well regarded local schooling and nearby M62 access making it the perfect commuter base. The accommodation comprises an entrance hallway with storage, well appointed living room and dining kitchen with integrated appliances. On the first floor are three bedrooms, two of which have built-in wardrobes, and a contemporary bathroom. There is a gas-fired central heating system, uPVC double glazing and composite door and a security system. Externally, there are front and rear gardens, the rear with a timber decked seating area, parking on the driveway and a garage. This is a popular location where many homes have been substantially extended.

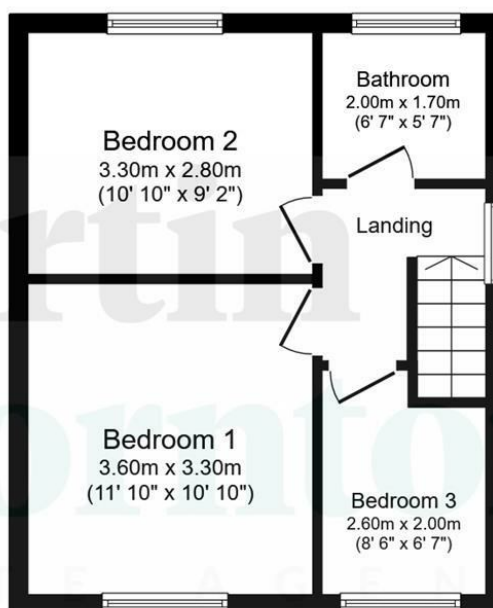
Birchington Avenue, Birchencliffe Huddersfield, Yorkshire

Floorplan



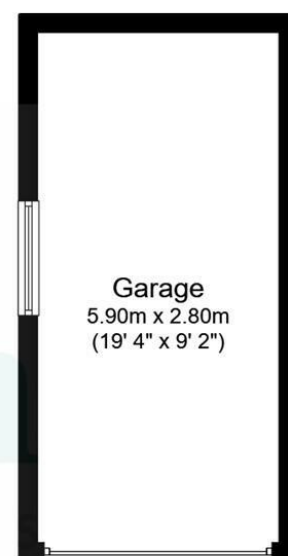
Ground Floor

Floor area 34.4 m² (371 sq.ft.)



First Floor

Floor area 34.5 m² (371 sq.ft.)



Garage

Floor area 16.5 m² (178 sq.ft.)

TOTAL: 85.4 m² (919 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Birchington Avenue, Birchencliffe Huddersfield, Yorkshire

Details



Entrance Hallway

An external composite door with an opaque glazed panel and matching side screen gives access to the hallway. This has a staircase with a useful storage cupboard beneath, housing the Viessmann condensing boiler for the central heating system. Of particular note is the stylish floor filing which runs throughout the hallway. There is also a radiator and a timber and glazed door leads to the living room.



Living Room

This good sized reception room is positioned at the front of the property and is particularly light and bright with neutral décor. The uPVC window provides a southerly aspect. On either side of the chimney breast, there are low level storage cupboards along with shelving to one side and a capped off gas point to the chimney breast. There is also a radiator.



Birchington Avenue, Birchencliffe Huddersfield, Yorkshire



Details

Dining Kitchen

This room is positioned at the rear of the property and has been recently updated. There are contemporary units to high and low levels with work surfaces and brick style tiled surrounds. Integrated appliances include an induction hob with a self-cleaning oven beneath and a stylish canopy style filter hood above, fridge, freezer and slimline dishwasher. There is plumbing for an automatic washing machine and a sink unit with a mixer tap. The room has plenty of space for a formal dining table along with LED ceiling lighting, twin rear uPVC windows overlooking the garden and a side composite door with glazed panels.



First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a side uPVC window. The landing has a radiator and a drop down timber ladder gives access to useful storage within the partly boarded loft area.



Birchington Avenue, Birchencliffe Huddersfield, Yorkshire



Details

Bedroom One

This double bedroom is positioned at the front of the property and has sliding door wardrobes, the centre door with a mirror front, combining hanging with drawers and shelving. There is a uPVC window and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a built-in treble wardrobe. There is a uPVC window overlooking the garden, coving to the ceiling and a radiator.



Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC window, coving to the ceiling and a radiator.



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Details

Bathroom

The stylish bathroom has a white three-piece suite. The bath has a wall mounted shower unit from the central heating boiler, an overhead waterfall style shower fitting and a hand-held shower attachment. There is a wall mounted rectangular hand basin and a low-level WC. The room has full height tiling around the bath with half height tiling to the remaining walls along with contrasting floor tiling. There is ceiling downlighting, an upright ladder-style radiator and an obscure rear uPVC window.



External Details

At the front of the property is a tiered garden with a large portion being gravelled. The side driveway provides parking and access to the garage which has an up-and-over door and power. The garage currently houses a tumble dryer. There is external lighting. To the rear of the property, there is external water and steps lead up to the garden where there are two areas of lawn. In the back right hand corner is a decked seating area which is a real sun trap, with the property enjoying a southerly aspect at the front, and the sun reaching this seating area to the rear.



Tenure

The vendor has informed us that the property is freehold and we await further confirmation. 18.04.24

Birchington Avenue, Birchencliffe Huddersfield, Yorkshire

Directions

