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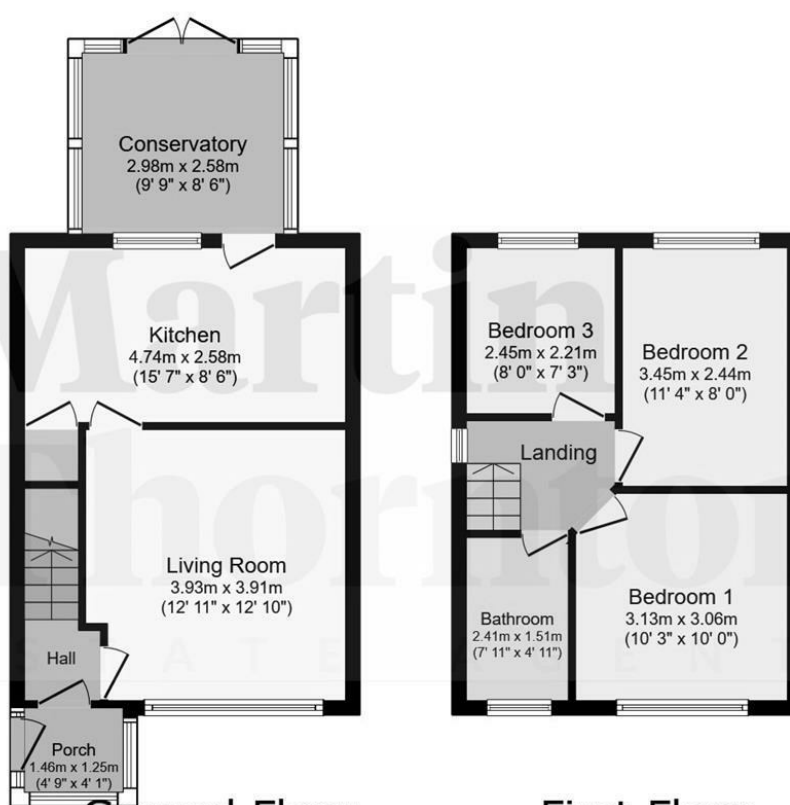
## **Weatherhill Road, Birchencliffe Huddersfield, Yorkshire**

**Offers over £220,000**

This is a very well presented three-bedroom end of terrace property with a driveway and the potential to add a garage or extend the property (subject to any necessary permissions or consents). The house offers ideal family accommodation and is located in this popular area with ease of access to amenities within Lindley Village and the M62 motorway. The accommodation comprises an entrance porch, entrance lobby, good sized living room, dining kitchen with integrated appliances and access to the adjoining multipurpose conservatory with French doors. On the first floor are three bedrooms and a stylish bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, the property occupies a corner plot with the side and rear gardens enclosed by perimeter walling and fencing. There are lawns along with parking on the driveway and a timber shed. An inspection is encouraged to appreciate the standard of presentation throughout.

# Weatherhill Road, Birchencliffe Huddersfield, Yorkshire

## Floorplan



**Ground Floor** Floor area 42.2 m<sup>2</sup> (454 sq.ft.) **First Floor** Floor area 31.7 m<sup>2</sup> (341 sq.ft.)

**TOTAL: 73.8 m<sup>2</sup> (795 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](http://www.Propertybox.io)

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## Details



### Entrance Porch

An external uPVC door with glazed panels gives access to the entrance porch which overlooks the front garden with uPVC glazing to three elevations. This is an ideal place to store shoes and coats, etc. It has electric under floor heating, laminate flooring and a uPVC door that gives access to the entrance lobby.

### Entrance Lobby

There is a staircase rising to the first floor accommodation and a door leading to the living room.

### Living Room

This good sized reception room is positioned at the front of the property and is presented to a high standard. There is provision for a wall mounted TV along with wall light points and a uPVC window overlooking the garden. There is a radiator, plenty of space for furniture and a door leading to the kitchen.

### Dining Kitchen

This room has an extensive array of wall and base units with under unit lighting. Integrated appliances include an oven and hob with a pull-out filter hood, fridge and freezer. There are brick style splashbacks along with a stainless steel sink with mixer tap and plumbing for an automatic washer. The room can accommodate a formal dining/breakfast table, but buyers may choose to use the conservatory as a dining room. There is useful storage beneath the staircase, ceiling downlighting, polished laminate flooring and a radiator. A uPVC and glazed door leads to the conservatory.

### Conservatory

This is a more recent addition to the property and could be used as a sitting area, playroom or formal dining room. It is particularly light and bright with uPVC glazing to three elevations and a high angled roofline incorporating downlighting. There is grey laminate flooring and the room can easily accommodate a good sized formal dining table. French doors lead out into the garden and there is electric under floor heating.

### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing where there is a side uPVC window and access to the loft area.

### Bedroom One

This double bedroom is positioned at the front of the property and has hanging rails to the alcoves along with shelving above. There is a uPVC window and a radiator.

### Bedroom Two

This double bedroom is positioned at the rear of the property and has plenty of space for fitted or freestanding furniture. There is a uPVC window and a radiator.

### Bedroom Three

This good sized single bedroom is positioned at the rear of the property and has space for fitted or freestanding furniture, a uPVC window and a radiator.

### Bathroom

The stylish bathroom has a white three-piece suite comprising a panelled bath with overhead waterfall style shower fitting and a hand-held shower attachment, a low-level WC and a circular sink with mixer tap has been creatively incorporated over the staircase projection. Around the bath is full height tiling with half height tiling to the remaining walls and around the hand basin. There is feature floor tiling along with an opaque uPVC window, ceiling downlighting, an extractor fan and an upright ladder-style radiator.

### External Details

Occupying a good sized corner plot with gardens to three sides, there is parking on the tarmac driveway and a level lawned garden with privet hedging and external water. A timber gate gives access to the side and rear gardens which are enclosed by perimeter fencing, ideal for a young family. There is a paved pathway and external power sockets.

### Tenure

# Weatherhill Road, Birchencliffe Huddersfield, Yorkshire

## Details



The vendor informs us that the property is freehold and we await further confirmation. 05.06.24

# Weatherhill Road, Birchencliffe Huddersfield, Yorkshire

Directions

