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Elmfield Road, Birkby Huddersfield,

Offers in the region of
£260,000

This three double bed roomed period terrace with a large basement is presented to a high standard throughout, located on this most appealing tree lined road opposite the tennis club. The property blends a mix of character and contemporary style and is arranged over four floors. The accommodation comprises an entrance porch, hallway with exposed floorboards and high ceiling, spacious living room and open plan rear dining kitchen. On the lower ground floor is a large utility area with the advantage of a door leading to the garden. On the first floor are two double bedrooms and the bathroom. A staircase from the landing gives access to the final top floor double bedroom. There is a gas-fired central heating system and uPVC double glazing. Externally, the enclosed rear garden is a real sun trap and provides a most pleasant outdoor eating and entertaining space. An early inspection is advised to appreciate the position, presentation and accommodation on offer.

Elmfield Road, Birkby Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

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Details



Entrance Porch

An external timber door with a double glazed panels gives access to the entrance porch. There are single glazed windows on both sides and a composite door with a decorative opaque glazed panel gives access to the hallway.



Hallway

Above the door is a feature leaded and glazed over-light and the high ceiling incorporates deep cornice coving. There is a picture rail along with deep skirting boards, exposed floorboards and an inset matwell. At the far end is a staircase rising to the first floor accommodation, a decorative ceiling arch and a radiator. Of particular note are the detailed door architraves. Access can be gained to the living room.



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Living Room

This good sized reception room is positioned at the front of the property and has a high ceiling with deep cornice coving, a picture rail and deep skirting boards. There are large uPVC windows overlooking the garden and a stylish fire surround with a granite style hearth, upon which stands a living flame coal effect gas fire. The room also has a radiator.



Dining Kitchen

This good sized open plan room is positioned at the rear of the property and is light and bright. There is exposed brickwork to the chimney breast that incorporates a freestanding range style cooker. The kitchen has wall cupboards and base units with working surfaces and a one-and-a-half bowl stainless steel sink unit with mixer tap. There is plenty of room for a formal dining table and the high ceiling incorporates deep cornice coving and a picture rail. To the rear elevation is a uPVC window overlooking the garden and there is a radiator. A timber and glazed door leads through to a rear lobby.



Rear Lobby

The lobby has exposed floorboards, an inset matwell and a composite door with a glazed panel that gives access to the garden. A staircase leads down to the cellar.

Cellar

This large room is an identical size to the dining kitchen on the floor above and offers excellent potential as utility/washroom, etc. It has a Belfast style sink with hot and cold water, plumbing for an automatic washer and space for additional appliances. This area houses the boiler for the central heating system. A uPVC and glazed door leads to the garden.

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First Floor Landing

From the hallway, the staircase rises to the first floor landing which has a rear uPVC window that floods the area with natural lighting. There is spindle balustrading with a stripped handrail and all the rooms on this level have stripped panelled period doors. A staircase rises to the top floor bedroom and has a useful shelved storage cupboard beneath.



Bedroom One

This large double bedroom is positioned at the rear of the property and is particularly light and bright with a uPVC window. There is a decorative cast iron fireplace, plenty of room for fitted or freestanding furniture and a radiator.



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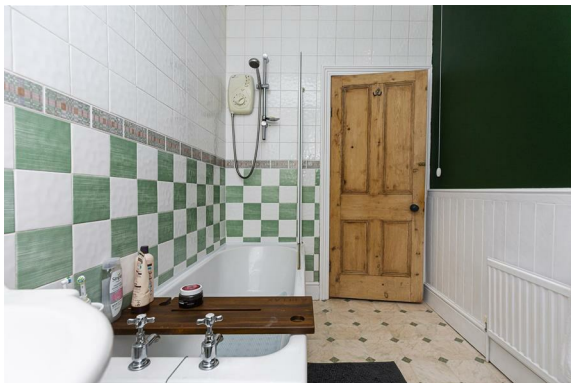
Bedroom Two

This double bedroom is similar in size to bedroom one and is positioned at the front of the property. It's large uPVC window provides a pleasant outlook into the tree lined road. There is plenty of room for fitted or freestanding furniture and a radiator.



Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with independent shower over and curved shower screen, a pedestal wash hand basin and a low-level WC. There is full height tiling to three walls, with the remaining wall having half height timber panelling. The room has downlighting, an obscure uPVC window and a radiator.



Top Floor Accommodation

From the first floor landing, a staircase rises to the top floor.

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Bedroom Three

This double room is the largest of the bedrooms with access to useful eaves storage. Within the angled roofline is Velux window with sliding blind, enjoying long distance views. The floorboards have been exposed and painted and the room has a decorative cast iron fireplace with a tiled fender. The room also has a radiator.



External Details

At the front of the property is a low level perimeter wall with a metal gate leading to the pathway. The front garden incorporates a decorative paved seating area within mature flower bed and shrub borders. The rear garden is enclosed by perimeter fencing and has been designed for ease of maintenance. There are predominantly paved seating areas, a timber pergola, mature flower beds, external lighting and water. This is a very pleasant outdoor eating and entertaining space.



Tenure

The vendors inform us that the property is freehold and we await further confirmation. 19.07.24

Elmfield Road, Birkby Huddersfield,

Directions

