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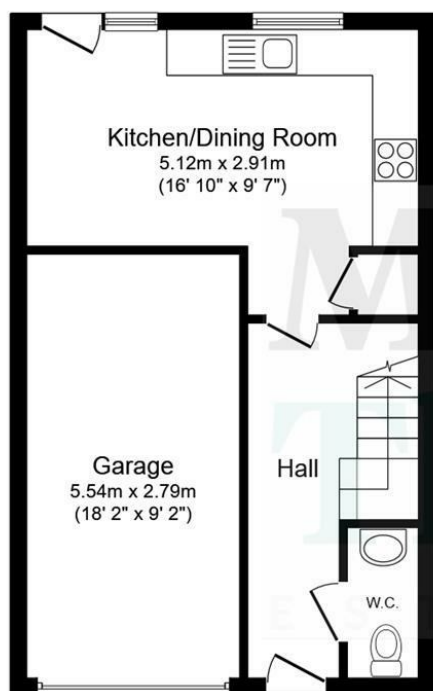
## **Annie Smith Way, Birkby Huddersfield,**

**Offers over £230,000**

This spacious three-storey town house has four good sized bedrooms and an enclosed rear garden with decking. It offers ideal family accommodation with a certain amount of flexibility. The house is situated in a highly accessible and convenient location and viewing is encouraged to appreciate the amount of accommodation on offer. The property has a gas fired central heating system and uPVC double glazing. The accommodation is arranged over three floors and comprises an entrance hallway, downstairs WC and dining kitchen with integrated appliances and access to the rear garden. On the first floor is the living room with Juliette style balcony, bathroom and two bedrooms. The first floor houses two larger bedrooms, the master with an en suite shower room. The second bedroom could be utilised as a sitting room or playroom, etc. There is parking on the driveway and an integral garage. The enclosed rear garden has a lawn and full width composite decked seating area.

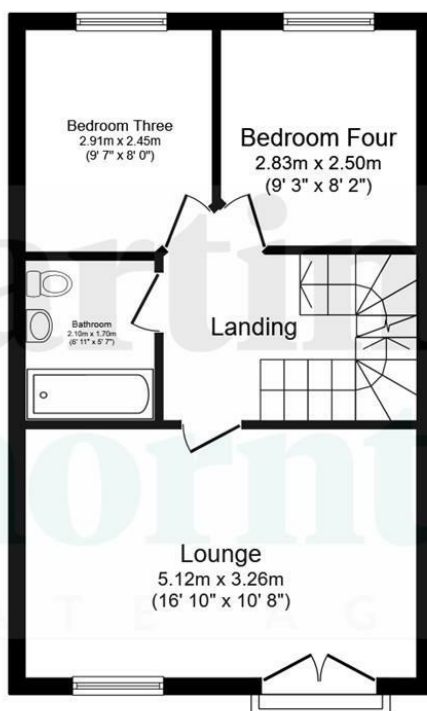
# Annie Smith Way, Birkby Huddersfield,

## Floorplan



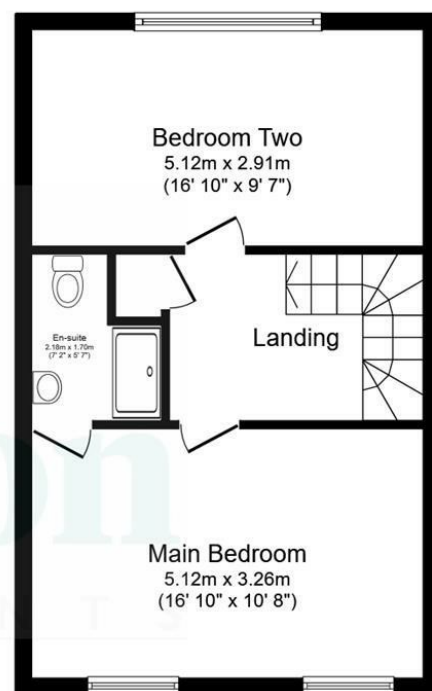
### Ground Floor

Floor area 43.4 m<sup>2</sup> (467 sq.ft.)



### First Floor

Floor area 43.4 m<sup>2</sup> (467 sq.ft.)



### Second Floor

Floor area 43.4 m<sup>2</sup> (467 sq.ft.)

TOTAL: 130.1 m<sup>2</sup> (1,400 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)

# Annie Smith Way, Birkby Huddersfield,

## Details



### Entrance Hallway

A composite external door with opaque panels gives access to the entrance hallway, where a staircase rises to the first floor accommodation. The hallway has a radiator and access to the downstairs WC.



### Downstairs WC

The white two-piece suite comprises a pedestal wash hand basin and a low-level WC. There is an extractor fan and a radiator.

### Dining Kitchen

This room has an array of wall cupboards, base units, stainless steel sink, working surfaces and tiled surrounds. Integrated appliances include a four-ring gas hob, fan oven, fridge freezer, washer and dishwasher. There is plenty of space for a formal dining table, a rear uPVC window and a radiator. Concealed in this room is the boiler for the central heating system. An external composite door with a glazed panel gives access to the garden.



# Annie Smith Way, Birkby Huddersfield,

## Details



### First Floor Landing

A staircase rises to the first floor landing, where there is a radiator.



### Living Room

This reception room is positioned at the front of the property and runs the full width of the property. It is particularly light and bright, enjoying the afternoon sun and having a westerly aspect. There is a Juliette style balcony with uPVC French doors and a uPVC window. The room has plenty of space for furniture and a radiator.



### Bedroom Three

This good sized room is positioned at the rear of the property and can accommodate a double bed. It has a uPVC window and a radiator.



# Annie Smith Way, Birkby Huddersfield,

## Details



### Bedroom Four

This bedroom is almost identical in size to bedroom three and is also positioned at the rear of the property. It has a uPVC window and a radiator.



### Bathroom

The white three-piece suite comprises a panelled bath with shower over, a pedestal wash hand basin with tiled splashback and a low-level WC. There is an electric shave point, an extractor fan and a radiator.



### Top Floor Landing

A staircase rises to the top floor landing with a built-in airing cupboard housing the pressurised cylinder for the hot water system and a useful shelf.



# Annie Smith Way, Birkby Huddersfield,

## Details



### Bedroom One

This large double bedroom is positioned at the front of the property and is particularly light and bright. It has twin uPVC windows with a pleasant outlook onto the tree lined cul-de-sac. There is plenty of space to fit or have freestanding furniture, two radiators and access to the en suite.



### En Suite Shower Room

The shower room has a double shower cubicle with a tiled interior and wall-mounted shower fitting, a pedestal wash hand basin with tiled splashback and a low-level WC. There is an electric shaver point, an extractor fan and a radiator.



# Annie Smith Way, Birkby Huddersfield,

## Details



### Bedroom Two

This large, multipurpose room could be used as a double bedroom, additional reception room or playroom, etc. It has a uPVC window and a radiator.



### External Details

The property enjoys a cul-de-sac setting with a pleasant aspect at the front overlooking the tree lined communal space. At the front of the property is a tarmac driveway providing parking and access to the integral garage. The rear garden is enclosed by perimeter fencing and comprises a level lawned area with a full width composite deck at the far end. It creates a most sociable outdoor eating and entertaining space. There is external lighting.



### Integral Garage

The garage has a Hormann up-and-over door, power and lighting.

### Tenure

The vendors of this property inform us that it is freehold. 21.09.24

# Annie Smith Way, Birkby Huddersfield,

Directions

