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Clement Street, Birkby Huddersfield,

Offers in the region of
£110,000

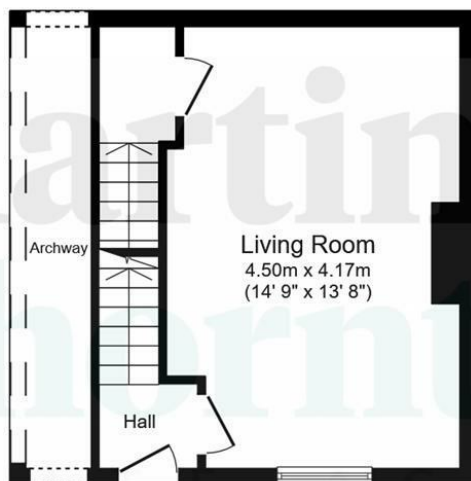
This good sized, rear two-bedroom back-to-back terrace with an enclosed garden and garage is offered with vacant possession. The property has accommodation over three floors with a large living room, separate dining kitchen and the first floor extends over the passageway. The house offers ideal accommodation for the first time buyer or investor. The accommodation comprises an entrance lobby, living room and dining kitchen with oven and hob. On the first floor are two bedrooms and a bathroom. The property has a gas fired central heating system and uPVC double glazing. Externally, the garden area incorporates a detached garage and parking.

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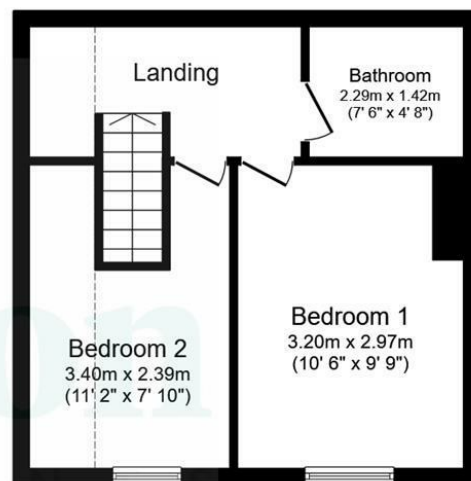
Floorplan



Lower Ground Floor
Floor area 27.5 m² (297 sq.ft.)



Ground Floor
Floor area 33.1 m² (357 sq.ft.)



First Floor
Floor area 33.1 m² (357 sq.ft.)

TOTAL: 93.8 m² (1,010 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

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Details



Entrance Lobby

An external uPVC door with an opaque glazed over-light gives access to the entrance lobby. A staircase leads to the first floor accommodation, of which there is a radiator. A stripped period timber door with detailed architrave leads into the living room.

Living Room

This large reception room is positioned at the front of the property and is particularly light and bright with a large uPVC window overlooking the garden. There is exposed brickwork to the chimney breast and a raised flagged hearth. The room has plenty of space for furniture, oak style laminate flooring and two radiators. A stripped period timber door leads through to a useful shelved storage area with oak style laminate flooring. A staircase with downlighting gives access down to the dining kitchen.



Dining Kitchen

The dining kitchen is positioned on the lower ground floor and has a uPVC window and the advantage of an external uPVC door with steps up to the garden. There are wall cupboards, base units, working surfaces with mosaic style tiled splashbacks. Integrated appliances include a hob with filter hood, oven and a stainless steel sink. There is space for a freestanding fridge freezer and plumbing for an automatic washing machine. The room can accommodate a small dining/bistro table and has floor tiling. The boiler for the central heating system is situated in this room, along with ceiling down-lighting and a radiator. There is a useful, good-sized store with a stone slab keeping table and, to the rear of the dining kitchen, a second handy store, perfect for additional appliances.



First Floor Landing

The staircase rises to the first floor accommodation, which extends over the passageway, meaning that the first floor is wider than the ground floor. On the landing is some high level shelving and an open storage area with coat hooks.

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Bedroom One

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



Bedroom Two

This double bedroom extends over the passageway, making it larger than average for a property of this type. There is built-in shelving, a uPVC window and a radiator.



Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with Triton independent shower over, a pedestal wash hand basin and a low-level WC. There is appropriate tiling, oak style laminate flooring and a radiator.



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External Details

The property has the advantage of a detached garage with an up-and-over door and parking within the garden to the side of the garage. The garden area is concreted and paved for ease of maintenance. The garage, which has power and lighting, could be removed to create a larger enclosed garden area. There are steps down to the uPVC door within the lower ground floor dining kitchen.



Tenure

The vendor informs us that the property is freehold and we await further confirmation. 25.09.24

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Directions

