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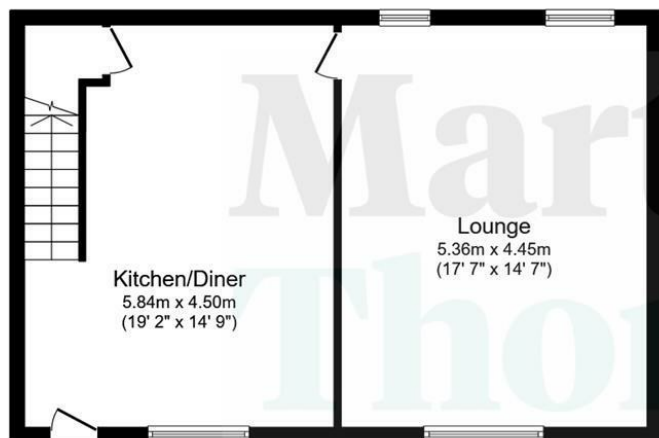
Birchcliffe Hill Road, Birchcliffe Huddersfield,

Offers over £240,000

This three-bedroom double-fronted Grade II Listed cottage enjoys a southerly aspect at the front. It is a perfect commuting base with access to the M62 along with amenities in Lindley village, well-regarded schooling and a hospital. The cottage blends character with contemporary style and offers both parking and a garden. The accommodation comprises an open plan breakfast kitchen with integrated appliances, large living room and cellar (accessed externally). On the first floor is the stylish house bathroom and three bedrooms. The property has a gas-fired central heating system and uPVC double glazing. Externally, there is a full width patio (which is a real sun trap) and a garden opposite with natural and artificial lawns.

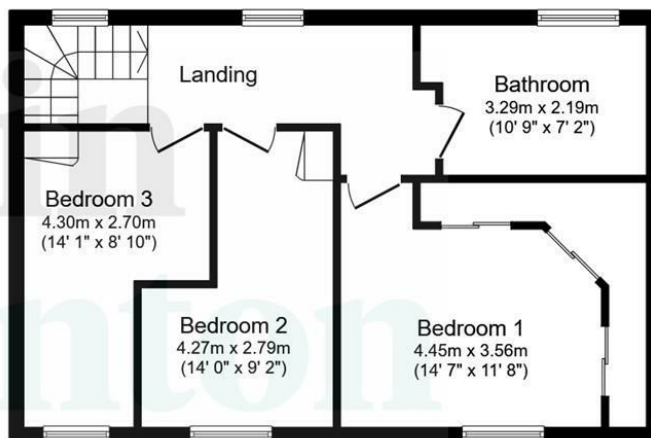
**Birchenccliffe Hill Road, Birchenccliffe
Huddersfield,**

Floorplan



Ground Floor

Floor area 52.8 m² (569 sq.ft.)



First Floor

Floor area 52.8 m² (568 sq.ft.)

TOTAL: 105.6 m² (1,137 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

Birchenclyffe Hill Road, Birchenclyffe Huddersfield,

Details



Entrance

An external uPVC door with opaque glazed panels gives access into the breakfast kitchen.

Breakfast Kitchen

This large open-plan room is particularly characterful with exposed arched brickwork over the entrance door and windows to the front elevation. It has a brick fire surround with stone hearth. There are wall cupboards and base units with working surfaces and brick style contrasting splashbacks and a freestanding range style cooker with a five-ring gas hob, ovens beneath and a canopy style filter hood above. Integrated appliances comprise a dishwasher, fridge and freezer. The island unit has a worktop that extends to create a large breakfast bar area. The room has slate style tiled flooring, a radiator and the open spindle staircase to the first floor landing area, beneath which is useful storage. A door leads to the living room.



Living Room

This large, light and bright reception room runs the full width of the cottage with uPVC windows incorporating a window seat. It has a fire surround with a raised hearth and a living flame effect gas fire. The room has timber panelling, a feature glazed display cabinet and two radiators.



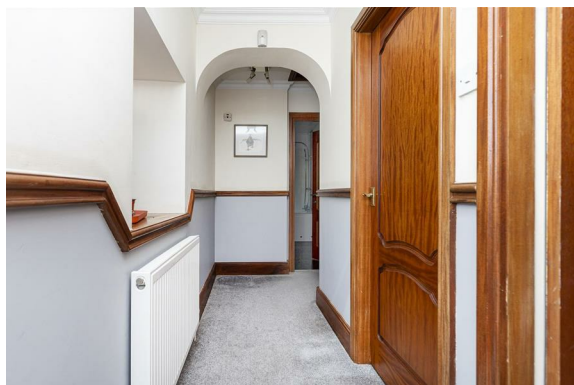
Birchcliffe Hill Road, Birchcliffe Huddersfield,

Details



First Floor Landing

From the breakfast kitchen, the staircase rises to the first floor landing which has two rear uPVC windows and access to the loft area. Of particular note is the internal joinery with detailed skirting boards, architraves and a deep window sill. There is also a radiator.



Bedroom One

Positioned at the front of the property, this large double bedroom is particularly light and bright with uPVC windows enjoying a southerly aspect. It has built in wardrobes, overhead storage cupboards, bedside drawers and a dressing table. There are beams to the ceiling and a radiator.



Birchcliffe Hill Road, Birchcliffe Huddersfield,

Details



Bedroom Two

Positioned at the front of the property, this good-sized bedroom is particularly light and bright, with uPVC windows. It has a built-in recessed storage cupboard and a radiator.



Bedroom Three

This single bedroom is positioned at the front of the cottage with a uPVC window enjoying the southerly aspect. It has a built-in storage cupboard housing the Worcester boiler for the central heating system, access to the loft area and a radiator.



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Details



Bathroom

The stylish bathroom has a white three-piece suite comprising a P-shaped bath with LED lighting, an overhead waterfall style shower fitting and hand held shower attachment, a rectangular trough style hand basin with storage cupboards and a low-level WC with concealed cistern. There is a wall-mounted mirror, downlighting, an aquaboard ceiling, a tiled floor, a rear uPVC window and an upright chrome ladder style radiator.



External Details

In front of the property is a full width patio, which can be a real sun trap, enjoying a southerly aspect. Steps lead down to the cellar which has a uPVC door and window. At the rear of the property is a metal fence with gates providing access to the row of cottages. On the left hand side of the cottage is a hard landscaped area with a rockery. Opposite the cottage is the garden on two levels. and parking for two cars. The upper portion has a level lawn and the lower level has been redesigned with built-in seating and an artificial lawned area with conifers providing a backdrop. There is use of coloured stone and gravel and a garden store.



Tenure

The vendor informs us that the property is freehold.

Birchcliffe Hill Road, Birchcliffe Huddersfield,

Directions

