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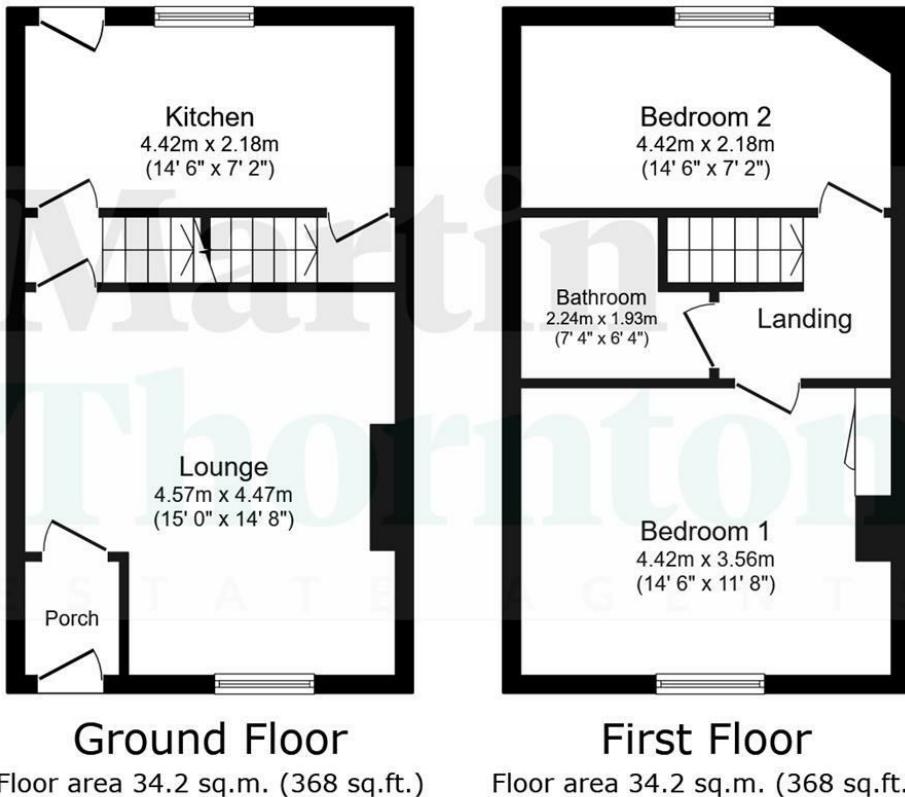
**Halifax Old Road, Birkby  
Huddersfield,**

**£135,000**

This good-sized two-bedroom end of terrace property is set back slightly from the road and enjoys views towards Castle Hill. It has a light and bright interior, good-sized rooms and gardens to front and rear. It would be an ideal first home or buy-to-let investment opportunity and is a perfect base for access to the M62. The accommodation comprises an entrance vestibule, good-sized living room, contemporary kitchen (fitted in March 2024) with integrated oven and hob and a useful cellar with potential. On the first floor are two good-sized bedrooms and a bathroom with a white suite. The property has a gas-fired central heating system and majority uPVC double-glazing (except the rear door). Externally, the front of the property enjoys a southerly aspect and a lawned garden. The rear garden is elevated. The property is offered with the benefit of no chain involvement.



Floorplan



**TOTAL: 68.4 sq.m. (737 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)



### **Entrance Vestibule**

An external uPCV door with a decorative arched panel and matching overlight give access to the entrance vestibule. This is a perfect place to store shoes and coats, etc. A timber door leads to the living room.

### **Living Room**

Positioned at the front of the property, this good-sized reception room is particularly light and bright with neutral decor and grey carpeting. The front of the property enjoys a southerly aspect, meaning that the large uPVC windows allows this room to be flooded with natural light. The room has a high ceiling, coving and plenty of space for furniture. It has a decorative timber fire surround with timber inlay and stone hearth, shelving on either side and a radiator. A panelled door leads to an inner lobby.



### **Inner Lobby**

This has a staircase rising to the first floor accommodation.

### **Kitchen**

The kitchen is positioned at the rear of the property and was updated in March 2024. It has contemporary wall cupboards and base units, working surfaces with matching upstands. It has an electric oven with a stainless steel splashback, a canopy style filter hood and a one-and-a-half bowl stainless steel sink with mixer tap. There is space for a freestanding fridge and plumbing for an automatic washer. Concealed is the boiler for the gas-fired central heating system. There is a rear uPVC window, an external timber door and a radiator. Access can be gained to the cellar.



### **Cellar**

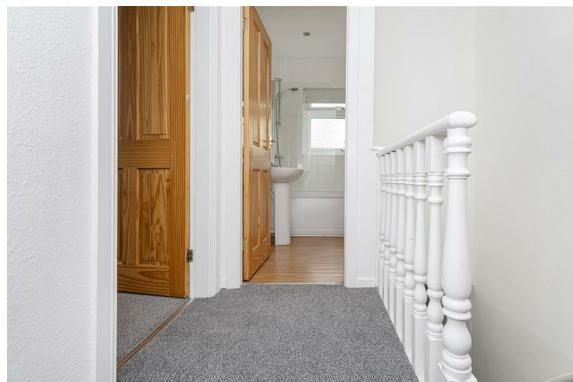
The cellar provides handy storage and could be used as a utility space. There is the fuse board for the electrics and a radiator.



**Details**

**First Floor Landing**

The landing has a spindle balustrade and a radiator.



**Bedroom One**

This large double is positioned at the front of the property and is particularly light and bright. Natural light floods the room via a uPVC window providing views towards Castle Hill and Emley in the distance. The room has a radiator and a built-in wardrobe with a storage cupboard above.



**Bedroom Two**

This good-sized second bedroom is positioned at the rear of the property with a uPVC window enjoying an outlook over the elevated garden. There is also a radiator.





**Bathroom**

The white three-piece suite comprises a panelled bath with a curved shower screen and wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, an opaque side uPVC window and a radiator.



**External Details**

The property is set back and slightly elevated from the road with steps leading to the front of the property. The level lawned garden area enjoys a southerly aspect. At the rear of the property is a wide pathway, space for storing bins and a right of access for the neighbouring property across this area. There is a raised rear garden which would require steps to be built to utilise it. There is a lay-by opposite to the property which could be used for parking, however, this is on a first-come-first-served basis.



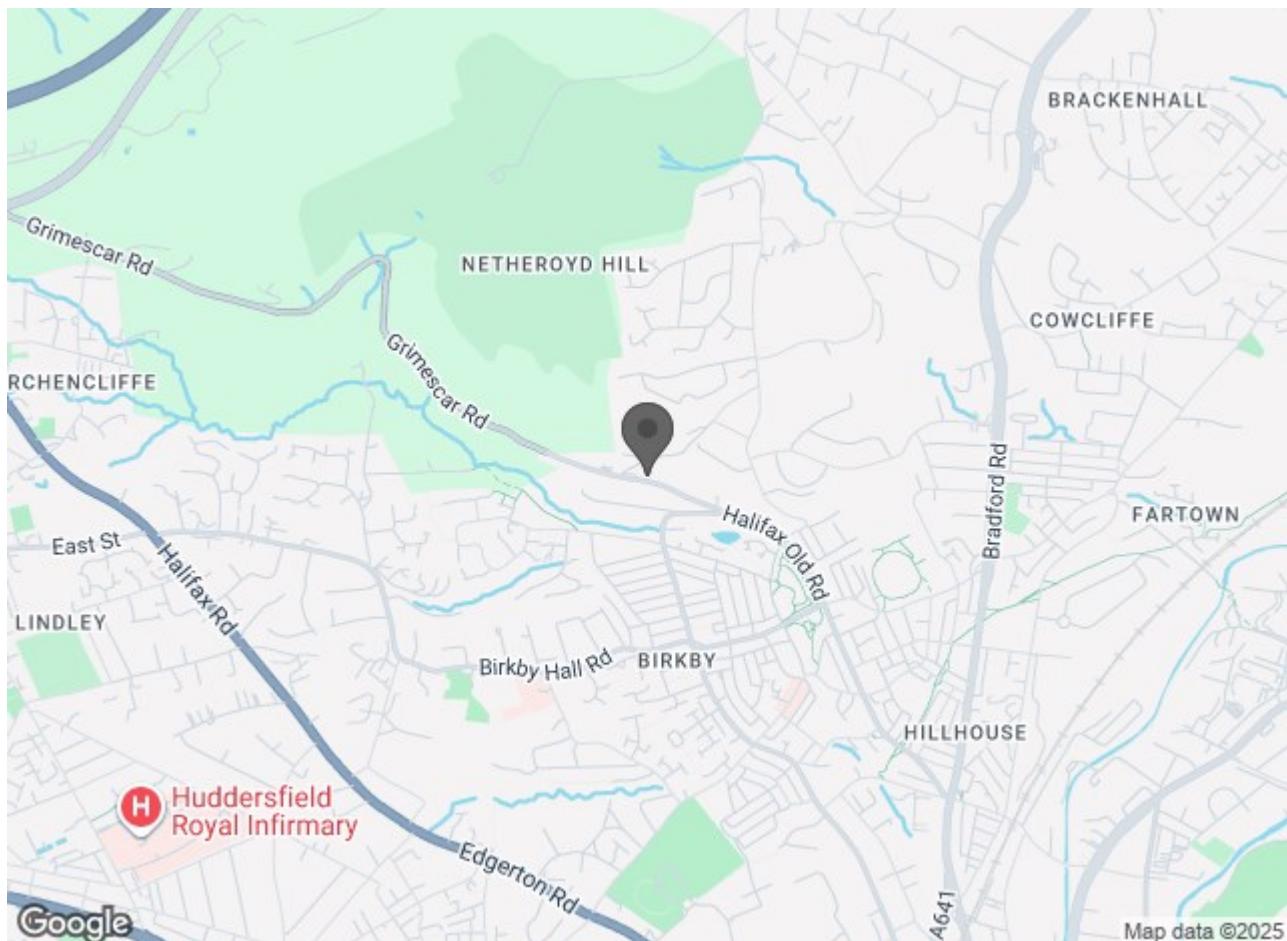
**Tenure**

The vendor informs us that the property is freehold.

# Halifax Old Road, Birkby Huddersfield,



Directions



**Martin  
Thornton**  
ESTATE AGENTS

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