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Arnold Street, Birkby Huddersfield,

Offers over £160,000

BEST AND FINAL OFFERS ARE INVITED BY 12 NOON ON MONDAY 27th OCTOBER.

Open to view Dates:

Monday 6th October: 10.45am - 11.15am

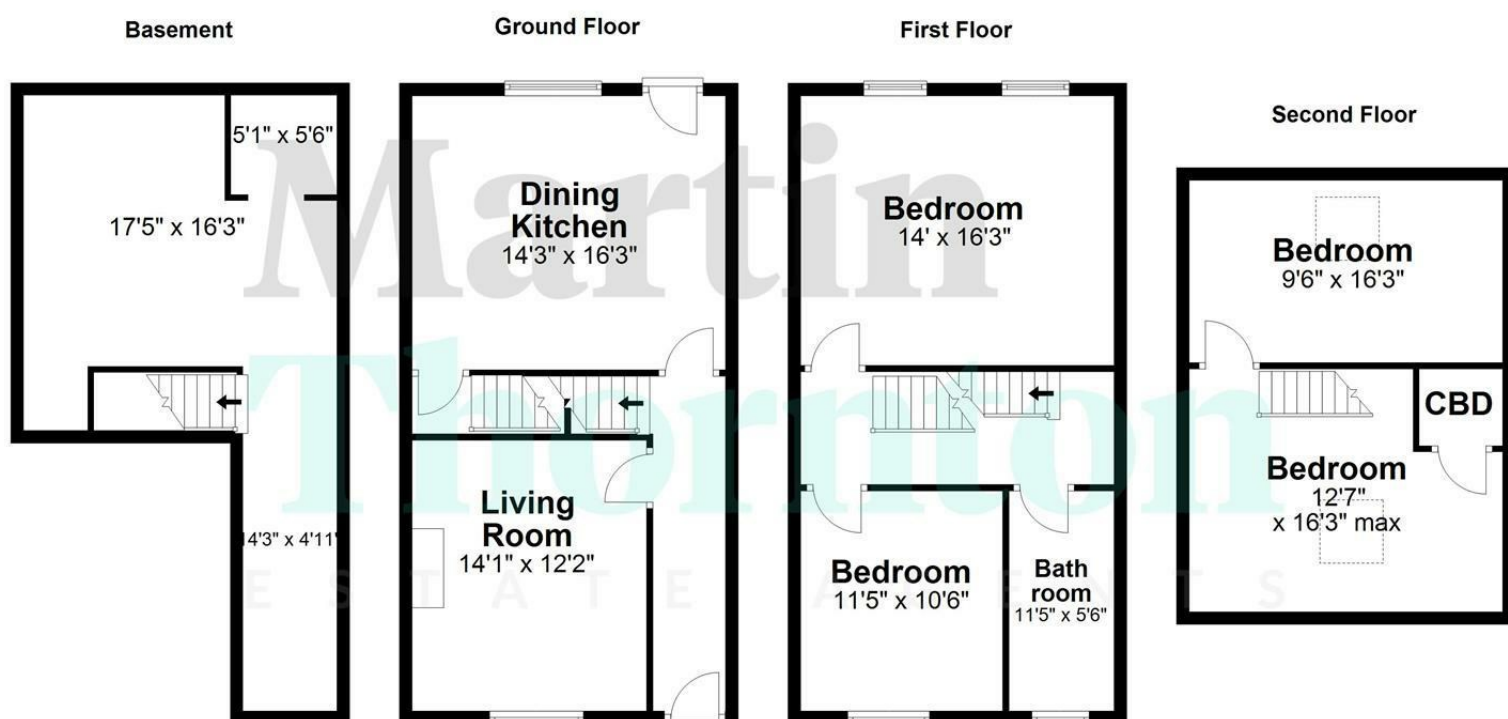
Monday 13th October: 4pm - 4.30pm

Sunday 26th October: 10.45am - 11.15am

Although in need of a programme of modernisation, an early viewing is advised to appreciate the deceptively spacious nature of this three double bedroom terraced property. The house may prove suitable to the expanding family buyer looking to access nearby amenities, Greenhead Park and the nearby M62 motorway network serving Leeds and Manchester. The accommodation comprises a large entrance hall, living room and kitchen diner. On the first floor, there are two double bedrooms and a house bathroom. On the second floor, there is a study area and an additional bedroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a low-maintenance garden. At the rear, there is a low-maintenance lawned garden with mature shrubbery borders.

**Arnold Street, Birkby
Huddersfield,**

Floorplan



Total area: approx. 1759.3 sq. feet
Arnold Street, Birkby, Huddersfield

Arnold Street, Birkby Huddersfield,

Details



Entrance Hall



A uPVC door with a double-glazed insert opens to the spacious entrance hall. This has coving to the ceiling, a ceiling light point, hanging hooks and a radiator. A staircase leads up to the first floor landing and access can be gained to the following rooms:

Living Room



A timber door gives access to the living room, which has feature coving to the ceiling and a ceiling light point. There is a floor-to-ceiling uPVC window allowing lots of natural light from the front elevation and a radiator. The focal point of the room is a timber fire surround with a tiled hearth, home to a gas fire.

Kitchen



The kitchen is positioned at the rear of the property and has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink. The focal point of the room is a tiled fireplace and hearth, home to an electric fire. It can accommodate a bistro style table and has a ceiling light point, a radiator and feature creole. There is space for a freestanding fridge freezer and space for a freestanding oven. The room has a uPVC window and a uPVC door with a double-glazed insert, providing access to the rear garden. A timber door gives access to the useful keep cellar.

First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is a ceiling light point and a staircase rising to the second floor.

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Bedroom One



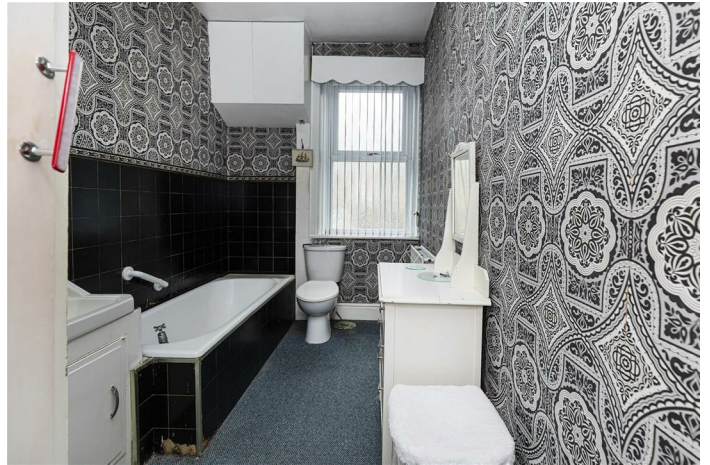
This larger than average double bedroom has two uPVC windows overlooking the rear garden and beyond. It has a feature cast iron fireplace, plenty of space for furniture, a ceiling light point and a radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and has a uPVC window. It has a feature cast iron fireplace, a ceiling light point and a radiator.

House Bathroom



The bathroom has an off-white suite comprising a tiled bath with twin taps, a vanity hand basin with storage under and a low-level WC. The room has a useful storage cupboard, perfect for linen, etc., a uPVC window to the rear elevation, a ceiling light point and a radiator.

Second Floor Room/Study



From the first floor landing, a staircase leads up to a study area. This could be made into an extra bedroom, subject to Planning Permission and Building Regulations. It has a Velux window, a ceiling light point and a radiator. There is a storage cupboard, which could be utilised as a wardrobe, along with under eaves storage.

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Bedroom Three



This bedroom is positioned at the rear of the property and has a Velux window, a ceiling light point, under eaves storage and a radiator.

External Details



At the front of the property, there is a lawned garden with mature shrubbery borders and a flagged pathway leading to the front door. At the rear, there is an enclosed and lawned garden with mature shrubbery borders, a flagged patio area, perfect for outdoor entertaining, and a useful passageway which can be used to access the front of the property. There is also an outside water point.

Tenure

The vendor informs us that the property is freehold.

Arnold Street, Birkby Huddersfield,

Directions

