

martin-thornton.com
01484 508000



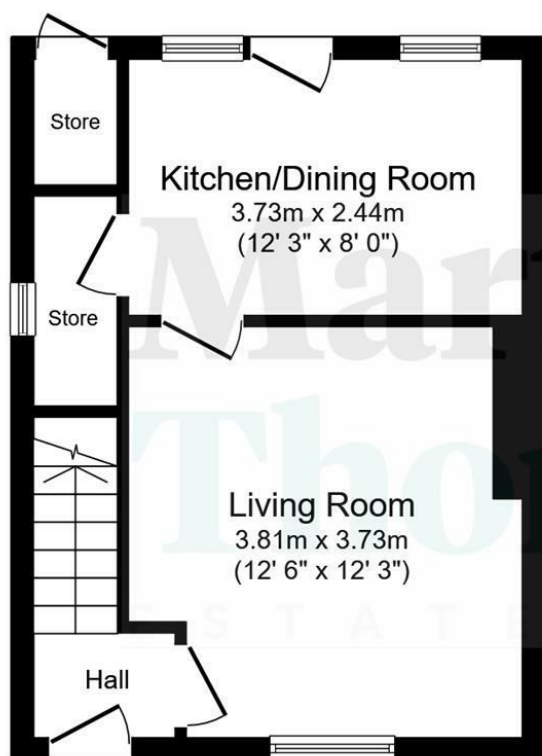
Ainley Road, Birchencliffe Huddersfield, Yorkshire

**Offers in the region of
£200,000**

Enjoying an elevated position with a private rear garden is this well-appointed, deceptively spacious, two double bedroom end terraced house. The property has improved and enjoyed over the last four years by the current owners and briefly comprises an entrance lobby, living room, dining kitchen and large under stairs storage cupboard. On the first floor are two double bedrooms and a modern, stylish house bathroom. The property benefits from a gas central heating system and is fully uPVC double-glazed. Externally, there is off road parking for two vehicles and a low maintenance rear garden. At the rear, there is an enclosed lawned garden with a raised decked area. In addition, there is a useful outdoor building which would make an ideal home office. The property may prove suitable to a professional couple or first time buyers looking to access nearby Lindley Village with its various bars and restaurants. It would make an ideal commuting base with easy access to the M62 motorway network serving Leeds and Manchester city centres.

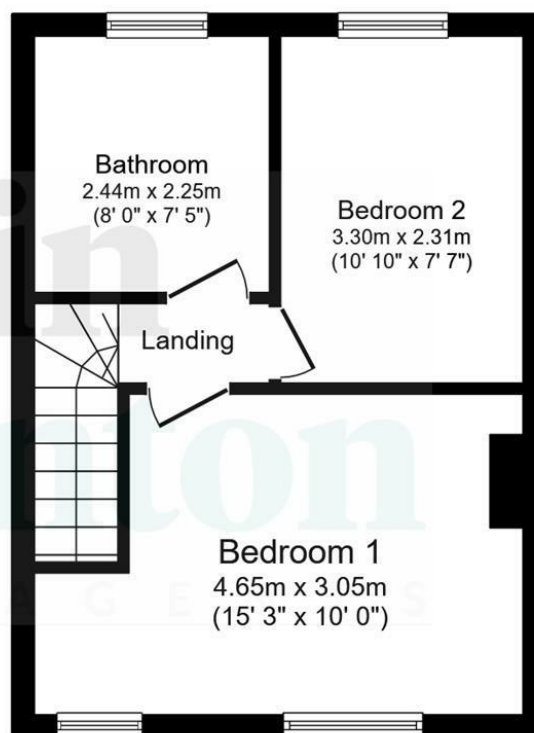
**Ainley Road, Birchencliffe
Huddersfield, Yorkshire**

Floorplan



Ground Floor

Floor area 30.0 sq.m. (323 sq.ft.)



First Floor

Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 60.0 sq.m. (646 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

Ainley Road, Birchencliffe Huddersfield, Yorkshire

Details



Entrance Lobby

A composite style door with a double-glazed insert opens to the entrance lobby, where there is tiled effect flooring, a ceiling light point, a radiator and a staircase rising to the first floor.

Living Room

Positioned at the front of the property, this good-sized reception room has lots of light from two large uPVC double-glazed windows. There is a wall light point, a ceiling light point, power points and a radiator. An electric fire is inset to the chimney breast. A timber panelled door leads through to the dining kitchen.



Dining Kitchen

This modern, stylish room runs across the rear of the property. The kitchen area has a range of modern wall and base cupboards, drawers and roll-edge worktops with matching upstands and a stainless steel sink. Integrated appliances comprise a split-level hob and oven with overlying extractor hood. There is plumbing for an automatic dishwasher, inset downlights to the ceiling, tiled effect flooring and a radiator. Two uPVC double-glazed windows provide a pleasant outlook over the rear garden, with a matching uPVC double-glazed entrance door. A timber panelled door gives access to the useful walk-in store area.



Store Area

The large under stairs, walk-in storage area also houses the consumer unit. It has a uPVC double-glazed window to the side elevation, an access door to the rear and plumbing for an automatic washing machine.

First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, which has a ceiling light point, access to loft space and a uPVC double-glazed window to the side elevation.

Ainley Road, Birchencliffe Huddersfield, Yorkshire

Details



Bedroom One

The good-sized master bedroom has two uPVC double-glazed windows to the front elevation, along with a built-in dressing area into the alcove and an inset downlight to the ceiling. There is a separate ceiling light point, power points and a radiator. (Some similar properties have had this room divided to form two separate bedrooms).



Bedroom Two

This double bedroom has a pleasant outlook over the rear garden via two uPVC double-glazed windows. There is a ceiling light point, various power points and a radiator.



Ainley Road, Birchencliffe Huddersfield, Yorkshire

Details



House Bathroom

The bathroom has a modern white suite comprising a panelled bath with a mixer tap and overlying mains fed shower, a vanity wash hand basin with a stylish mixer tap and a high gloss storage cupboard beneath and a low-level WC. There is aqua boarding to the walls and a contrasting tiled effect floor, along with inset downlights to the ceiling, an extractor fan and a ladder style heated towel rail. Additional light comes from the rear elevation via two uPVC double-glazed windows.



External Details

At the front of the property, there is an off-road parking area for two vehicles. Stone steps lead up to the front garden, which is mainly pebbled. A concrete pathway runs along the side of the property to the rear, where a timber panelled gate allows access to the rear garden. The garden is fenced and lawned, with mature shrubbery borders and an area of raised decking.



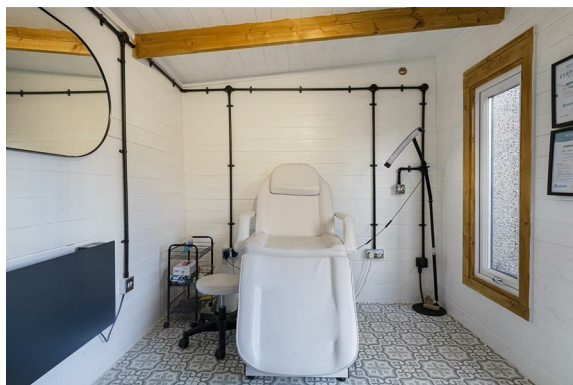
Ainley Road, Birchencliffe Huddersfield, Yorkshire

Details



Timber Outbuilding

At the side of the property, there is an outbuilding, currently used as a foot clinic. This has power and lighting. The building is timber panelled throughout with exposed beams to the ceiling, various power and light points and a wall-mounted electric heater. It has a uPVC double-glazed window and a set of French uPVC double-glazed doors allowing access.



Tenure

The vendor informs us that the property is freehold.

Ainley Road, Birchencliffe Huddersfield, Yorkshire

Directions

