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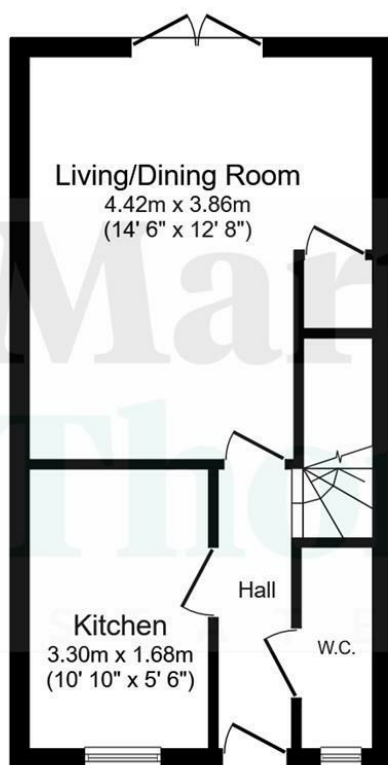
## **Birkby Lodge Road, Birkby Huddersfield,**

**Offers over £170,000**

This end terrace house in a block of four has two double bedrooms and two parking spaces to the rear. It offers ideal first home accommodation, presented to a high standard throughout and offering well-appointed accommodation. The property is well positioned for local schooling and ease of access to the town centre and the train station. It briefly comprises an entrance hallway, downstairs WC, kitchen with some integrated appliances and living/dining room with French doors. On the first floor, there are two double bedrooms and a bathroom. The property has gas-fired central heating with a Hive Smart Thermostat, uPVC double-glazing and a security system. Externally, the rear garden is enclosed by perimeter walling and fencing, designed for ease of maintenance. It has a paved patio, artificial grass and a timber decked seating area.

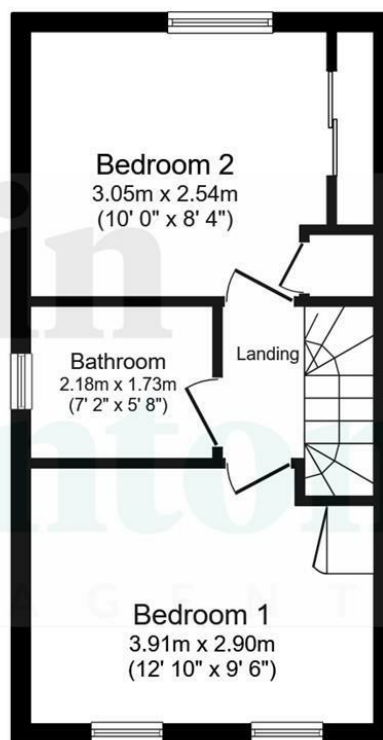
**Birkby Lodge Road, Birkby  
Huddersfield,**

**Floorplan**



**Ground Floor**

Floor area 30.4 sq.m. (327 sq.ft.)



**First Floor**

Floor area 30.4 sq.m. (327 sq.ft.)

**Total floor area: 60.8 sq.m. (654 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)

# Birkby Lodge Road, Birkby Huddersfield,

## Details



### Entrance Hallway

An external composite door with glazed panels gives access to the hallway. This has a staircase rising to the first floor accommodation, wood effect vinyl flooring and a radiator. A door leads to the downstairs WC.



### Downstairs WC

This room has a continuation of the vinyl flooring and a white two-piece suite comprising a pedestal wash hand basin with a tiled splashback and a low-level WC. There is an opaque uPVC window and a radiator.





# Birkby Lodge Road, Birkby Huddersfield,

## Details



### Kitchen

The kitchen is positioned at the front of the property and has extensive wall cupboards and base units, worktops with matching upstands and a one-and-a-half bowl stainless steel sink. Integrated appliances include a four-ring gas hob with a fan oven beneath and a canopy style filter hood above. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. Concealed is the boiler for the gas-fired central heating system. There is a uPVC window to the front elevation, a continuation of the flooring from the hallway and a radiator.



### Living/Dining Room

This good-sized open-plan reception room is positioned at the rear of the property and runs the full width of the home. At the far end, there are uPVC French doors providing access into the enclosed garden. The room is well-appointed and can accommodate plenty of furniture, with a useful under stairs store cupboard and a radiator.



### First Floor Landing

From the entrance hallway, a staircase leads up to the first floor landing, which has spindle balustrading and access to the following rooms: -

# Birkby Lodge Road, Birkby Huddersfield,

## Details



### Bedroom One

This large double bedroom is positioned at the front of the property and has twin uPVC windows and a radiator. It has plenty of space for furniture, a built-in storage cupboard with a hanging rail and a shelf. The room is presented to a high standard.



### Bedroom Two

This large double bedroom is positioned at the rear of the property and has a uPVC windows and a radiator. It has a built-in treble wardrobe and a useful storage cupboard. There is access to the loft area and a radiator.



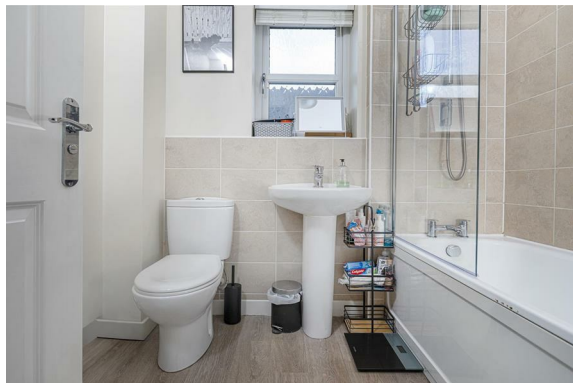
# Birkby Lodge Road, Birkby Huddersfield,

## Details



### Bathroom

The bathroom has a white three-piece suite comprising a bath with a wall-mounted shower fitting over and a screen, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, vinyl style flooring, an extractor fan and a radiator. To the side elevation, there is an opaque uPVC window.



### External Details

The garden has perimeter fencing, a timber shed and a paved patio, which runs the full width of the property. Adjoining this is an artificial grassed area and timber decking. The garden is perfect for outdoor eating and entertaining. It has external lighting and water. Beyond the lockable gate, there are two side-by-side parking spaces.

### Tenure

The vendor informs us that the property is freehold.

# Birkby Lodge Road, Birkby Huddersfield,

Directions

