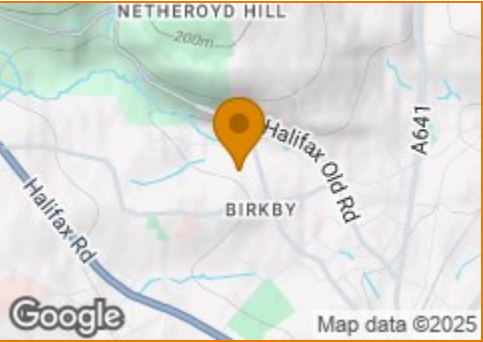
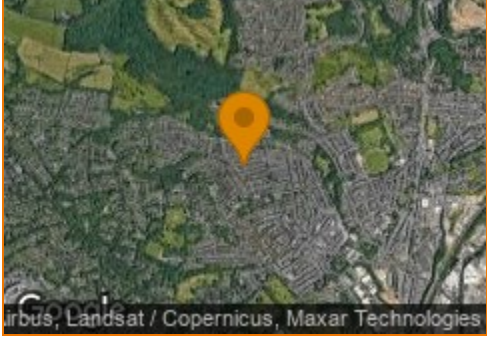


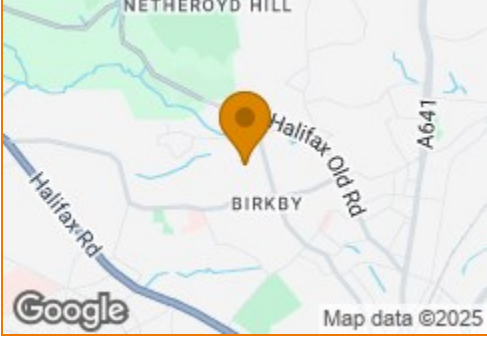
Terrain Map



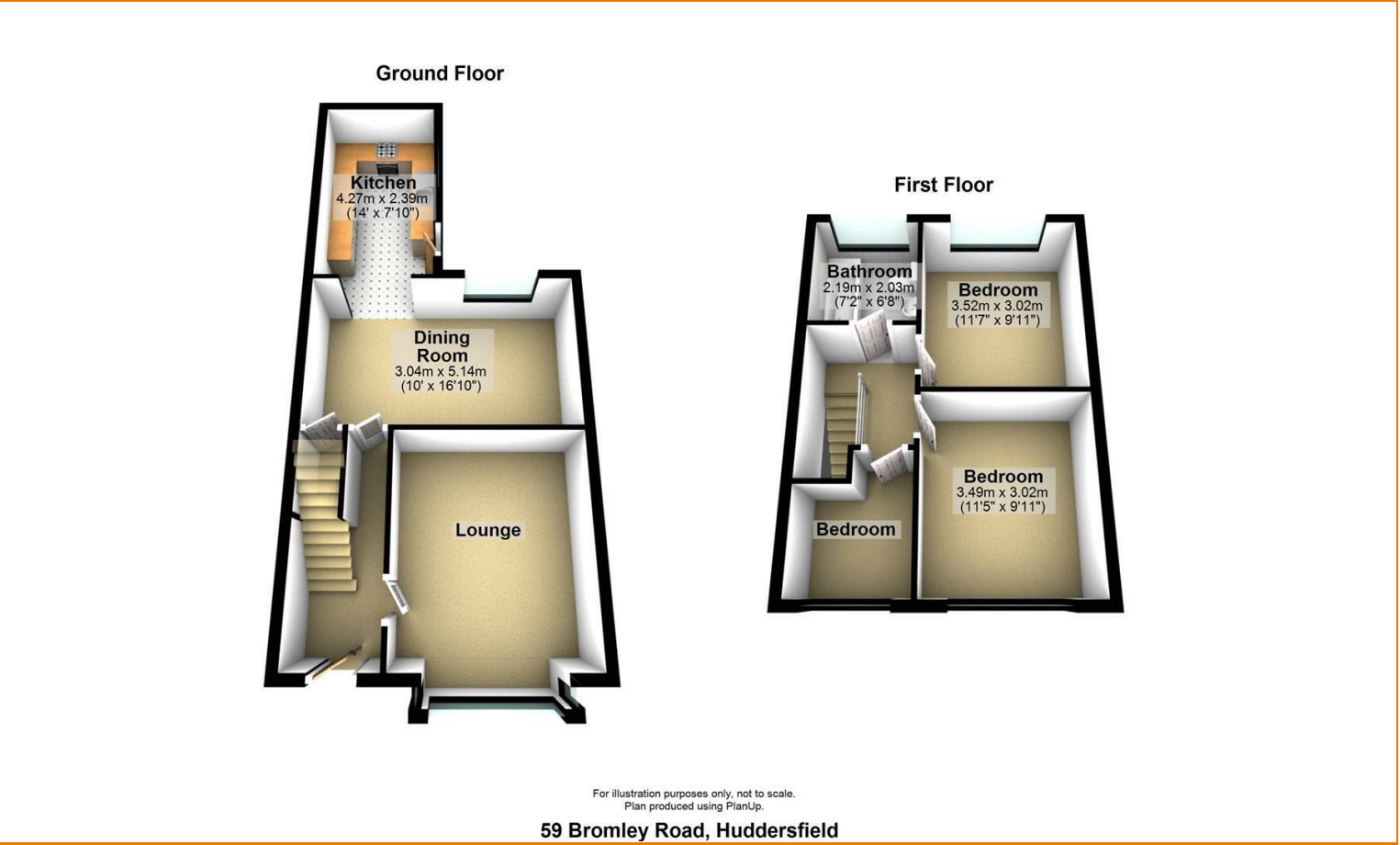
Hybrid Map



Terrain Map



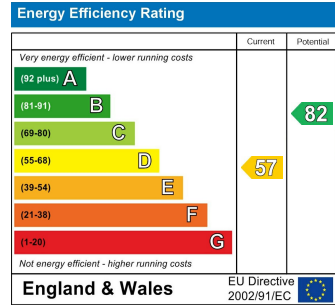
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



BOULTONS



Bromley Road

Birkby, Huddersfield, HD2 2XR

Fixed Asking Price £175,000

3 1 2 D



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS

Bromley Road

Birkby, Huddersfield, HD2 2XR

Fixed Asking Price £175,000



This well-presented and spacious 3 bedroom, end of terrace property offers a wonderful opportunity for young professionals and growing families. With three bedrooms, two reception rooms, modern fixtures and fittings along with an enclosed low-maintenance garden there is ample space for day to day living and potential to extend in the future subject to planning consents.

Conveniently located, this home offers easy access to the town centre and the M62, making commuting and local amenities readily available. The combination of its popular location and well-appointed living space ensures that this property is sure to be popular among prospective buyers, so early viewing is advised.

As you would expect to find there is a gas fired central heating system and sealed unit double glazing along side the accommodation which briefly comprises: Reception hall, lounge, dining/sitting room, modern fitted kitchen, 3 bedrooms and a house bathroom.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

12'10" x 5'8"

Accessed via a uPVC double glazed front door and having a staircase rising to the first floor with traditional newel post, spindles and balustrade on display. There is cloaks hanging, decorative coving, a picture rail, central heating radiator and a light oak effect laminate floor covering.

LOUNGE

15'2" max x 11'3" max

Enjoying good levels of natural light via the bay window which is part wall and part uPVC double glazed in construction. There is a coal effect gas fire within a traditional tiled surround, decorative coving, a continuation of the light oak effect laminate floor covering, central heating radiator.

DINING/SITTING ROOM

17'3" max x 9'10"

Another generous reception room in good decorative order with a uPVC double glazed window positioned to the rear elevation and a central heating radiator. The light oak effect laminate floor covering is continued into this area and there is a useful understairs cupboard storage area where the fuse board will be found. An internal door leads through to the kitchen positioned to the rear of the property.

KITCHEN

13'8" x 7'11"

A contemporary kitchen fitted with a range of wall and base units of a handleless design, in a high gloss finish and with black granite effect working surfaces which incorporate an oversized stainless steel inset sink with spray mixer tap over. There is a fitted oven, plumbing for a washing machine and a five ring gas hob with glass splashback and stainless steel extractor hood over. There are tiled splashbacks surrounding the preparation areas and a Vokera combination boiler housed within one of the units. Further enhanced by a tiled floor covering with underfloor heating, a central heating radiator, a uPVC double glazed window and a uPVC double glazed door with privacy glass inset giving access to the exterior of the property..

FIRST FLOOR

BEDROOM 1, front

12'1" x 10'3" max

Enjoying the attractive outlook towards Grimescar Woods via the uPVC double glazed window. There is a light oak effect laminate floor covering, a central heating radiator, in a light, bright neutral colour scheme.

BEDROOM 2, rear

11'2" x 10'3" max

Also in good decorative order, with a central heating radiator, light oak effect laminate floor covering and a uPVC double glazed window positioned to the rear elevation.

BEDROOM 3

7'11" max incl the bulkhead x 6'7"

Also with the light oak effect laminate floor covering and a uPVC double glazed window from which can be enjoyed the aforementioned view. There is a useful bulkhead storage cupboard and a central heating radiator.

BATHROOM

6'7" x 7'1" max

Fitted with a modern, three piece white suite comprising panel bath with shower over, pedestal hand wash basin with chrome mono block mixer tap over and a low level wc. There are part tiled splashbacks, a central heating radiator, extraction and a uPVC double glazed window with privacy glass inset. You will also find a useful double linen storage cupboard.

LANDING

7'7" x 6'7"

With a picture rail, a continuation of the spindles, balustrade and newel post, light oak effect laminate floor covering and a loft hatch giving access to the roof void which was not inspected at the time of the appraisal.

OUTSIDE

There are extensive, low maintenance gardens to the front, side and rear of the property, predominantly laid out with flags and with a raised garden section at the rear up a short flight of steps. The gardens are enclosed and offer a good degree of privacy.

COUNCIL TAX BAND A

TENURE

Generally long leasehold arrangements in this area extend to 999 years. We believe this to be the case here. Further details/confirmation to be made available during the conveyancing process.

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

