

Terrain Map



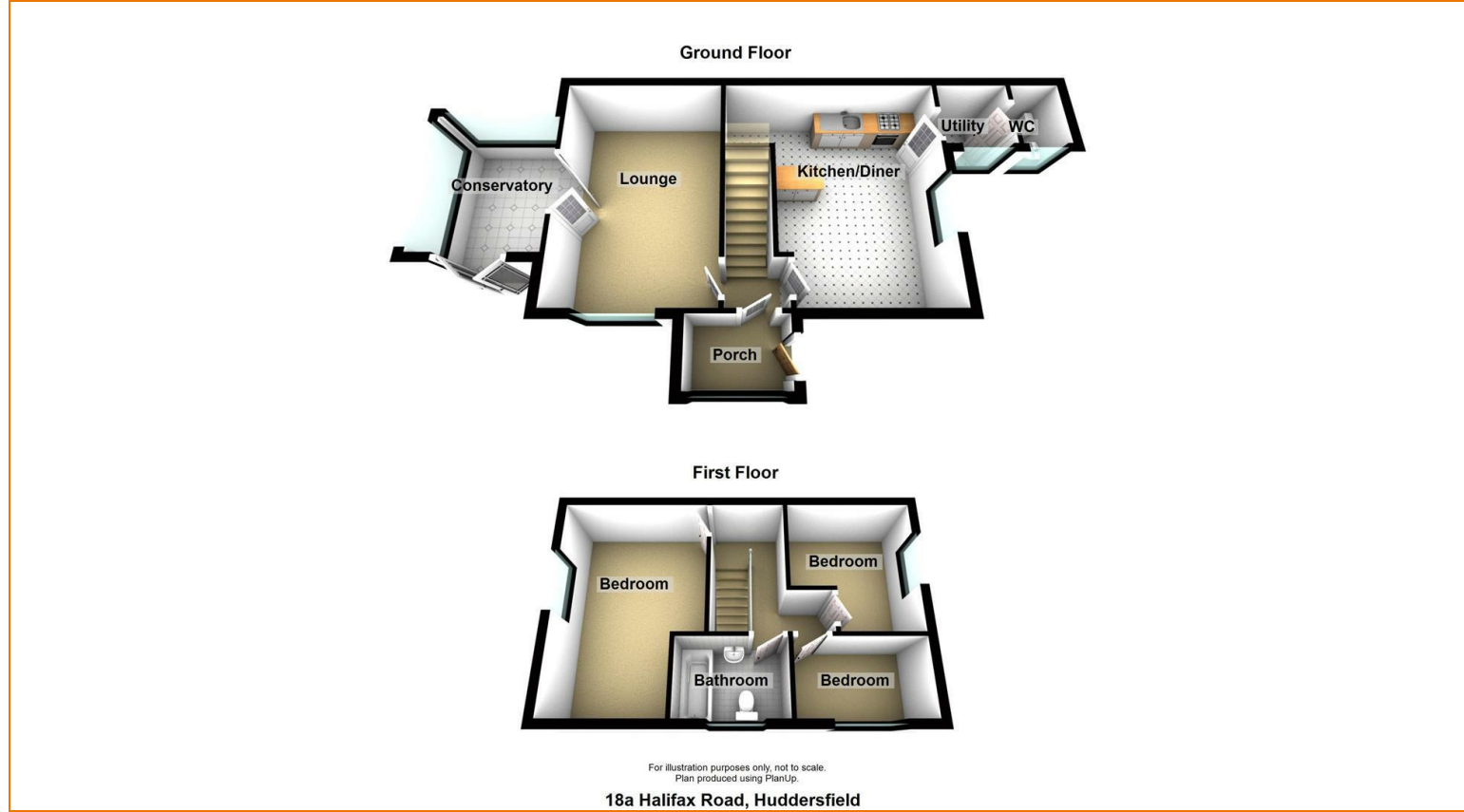
Hybrid Map



Terrain Map



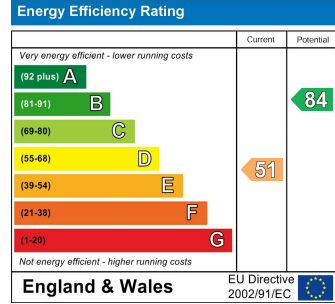
Floor Plan



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



Halifax Road

Birchenclyffe, Huddersfield, HD3 3BS

Offers Around £189,995

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Halifax Road

Birchenccliffe, Huddersfield, HD3 3BS

Offers Around £189,995



Welcome to this charming 3-bedroom detached house located on Halifax Road in a sought-after area of Huddersfield. This property boasts a delightful setting in a small courtyard, offering a private atmosphere.

The property is in need of some love and attention after being a popular rental property for many years.

One of the highlights of this lovely home is the size of the living accommodation at ground floor level including the dining kitchen, living room and conservatory.

With 3 bedrooms and the courtyard setting this property offers the prospect of a lovely family home. Don't miss the opportunity to make this house your home.

ACCOMMODATION

GROUND FLOOR

PORCH

4'2" x 4'3"

A most useful entrance space with a high level storage cupboard, making this a useful space for coats and shoes. With a side window, radiator and an inner door to the hallway.

HALLWAY

With doors leading to all the ground floor rooms and a staircase leading up to the first floor.

LIVING ROOM

10'3" x 15'2"

Positioned to the rear of the property, a lovely homely room with a wooden parquet floor, two radiators, ceiling rose and dado rail. The feature of the room is the stone built fireplace, home to a wood burning stove. There are internal double doors leading to the conservatory.

CONSERVATORY/DINING ROOM

10'9" x 8'3"

A good sized versatile room, which has been used as a dining room with patio doors over looking the rear garden and radiator.

DINING KITCHEN

11'6" x 15'4"

A spacious room situated to the front of the property. With a range of wall and base units as well as an area that could be used as a breakfast bar, tiled splashbacks with an integrated oven, gas hob, extractor and two radiators. The boiler is housed within one of the cupboards.

UTILITY ROOM

6'6" x 4'4"

Located just off the kitchen with wall units, worktop and plumbing underneath for a washer and dryer.

WC

4'4" x 3'2"

Beyond the utility is the ground floor WC, with a window to the side and a cupboard containing the fuse board.

KEEPING CELLAR

Located via some steps from a door off the kitchen.

FIRST FLOOR

LANDING

With radiator and giving access to all first floor rooms.

BEDROOM ONE

15'2" x 10'5"

A large double bedroom with a window overlooking the rear, radiator and a loft hatch. (not inspected at the time of the appraisal).

BEDROOM TWO

9'2" x 9'7"

With window to the front and radiator.

BEDROOM THREE

5'3" x 8'8"

With window and radiator.

BATHROOM

5'7" x 8'0"

Fitted with a white suite including a bath with shower over and show screen, WC, vanity sink, radiator and window to the side.

OUTSIDE

To the front and side is a cobbled courtyard, to the rear is a lawned garden with established shrubs and trees. There is a external accessed store which forms part of the entrance porch.

COUNCIL TAX

Band A

TENURE

We understand that the property is Freehold and should be checked by the incoming purchases conveyancer.

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>

