



**Thanes Close, Birkby, Huddersfield, HD2 2FR**

**welcome to**

**Thanes Close, Birkby, Huddersfield**

Well-presented 3-bed terrace in Birkby with 2 receptions, a new kitchen, bright bedrooms, and a newly fitted modern bathroom. Front and rear gardens, allocated parking, and garage. Convenient for schools, amenities, and M62 access.

**\*\*GUIDE PRICE £160,000 - £170,000\*\***



**Lounge**

10' 10" x 14' 3" ( 3.30m x 4.34m )

**Dining Room**

6' 6" x 14' 11" ( 1.98m x 4.55m )

**Kitchen**

7' 3" x 10' 8" ( 2.21m x 3.25m )

**Bedroom One**

8' 2" x 12' 1" ( 2.49m x 3.68m )

**Bedroom Two**

8' 3" x 13' ( 2.51m x 3.96m )

**Bedroom Three**

5' 8" x 8' ( 1.73m x 2.44m )

**Bathroom****Agents Note**

The seller has been unable to confirm the services charges that could be applicable to the property. Please take this into consideration when deciding affordability factors. Your conveyancer will be able to raise enquires and respond in this regard.



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welcome to

## Thanes Close, Birkby Huddersfield

- Renovated kitchen
- Two spacious reception rooms
- Three bright bedrooms
- Low-maintenance front and rear gardens
- Prime Birkby location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 14.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£160,000 - £170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118391 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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