

Bleasdale Avenue,Birkby Huddersfield HD2 2TT

william h brown

welcome to

Bleasdale Avenue, Birkby Huddersfield

Located in popular Birkby with village amenities, schools and M62 links close-by, this immaculately presented home is ideal for those looking to make a first purchase or invest. Offered move-in ready with great garden space, an extended kitchen and two reception rooms, on a peaceful street.





Ideal as a first purchase or for those looking to invest, a two bedroom property in highly sought-after Birkby located on a peaceful street whilst being conveniently placed for local amenities, schools, public transport and the M62 networks. Offered move-in ready and fully modernised throughout, the property has a generously sized living room with access through into a separate dining room with laminate flooring, and a modern kitchen to the rear. To the first floor, there are two bedrooms with the modern house bathroom, with a three-piece suite. Externally, the property has low-maintenance gardens to both the front and the rear, with parking freely available on the road just outside.

Agents Note: Aml

Lounge
12' 7" x 11' 2" (3.84m x 3.40m)

Diner
12' 7" x 12' 4" (3.84m x 3.76m)

Kitchen
14' 9" x 4' 8" (4.50m x 1.42m)

Bedroom One
12' 9" x 10' 8" (3.89m x 3.25m)

Bedroom Two
12' 7" x 6' 7" (3.84m x 2.01m)







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welcome to

Bleasdale Avenue, Birkby Huddersfield

- Immaculately presented throughout
- Highly sought-after location
- Rear garden with outbuilding
- Ideal first purchase or investment opportunity
- Close to local amenities, schools and transport

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HDF119455 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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