



**Halifax Road, Birchcliffe Huddersfield HD3 3BR**

**welcome to**

**Halifax Road, Birchencliffe Huddersfield**

This well presented apartment is brought to market with ample space inside and presented in walk in condition. Perfect for investors this flat is sold with no onward chain and a modern bathroom and kitchen.



### **Entrance**

Front door leading to a carpeted hallway warmed by a central heating radiator. Door to cloaks cupboards.

### **Open Plan Living Kitchen**

18' 7" x 18' ( 5.66m x 5.49m )

Superb sized open plan living area the living area has carpeted flooring whilst the kitchen area has tiled flooring. The kitchen is fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven with gas hob and extractor over. Space for fridge freezer, washing machine and dishwasher. One and a half bowl sink unit with drainer and mixer tap. There is a central heating radiator double glazed window to the front and double glazed patio door out onto the Juliet balcony.

### **Bedroom One**

11' 3" x 10' 10" ( 3.43m x 3.30m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### **Bedroom Two**

9' plus recess x 6' 11" max ( 2.74m plus recess x 2.11m max )

Good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### **Bathroom**

Three piece bathroom suite comprising bath with tiled splashbacks, wash hand basin and low flush WC. Tiled flooring and radiator.

### **External**

To the rear is a communal area with allocated parking spaces.



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## **Halifax Road, Birchencliffe Huddersfield**

- Fantastic Location Close To Local Amenities
- Secure Gated Parking
- Spacious Open Plan Living Areas
- No Onward Chain
- Well Presented Throughout

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1600.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100,000**

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Property Ref:  
HDF115307 - 0008

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Please note the marker reflects the  
postcode not the actual property



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