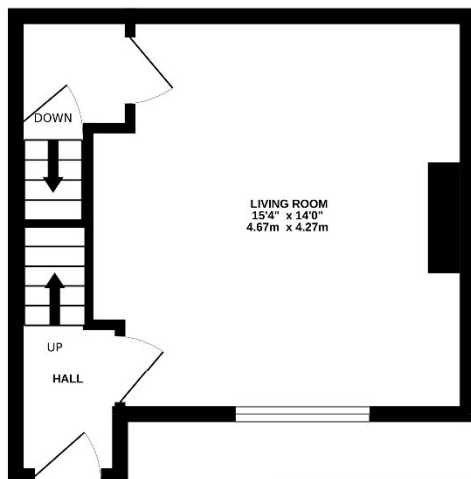


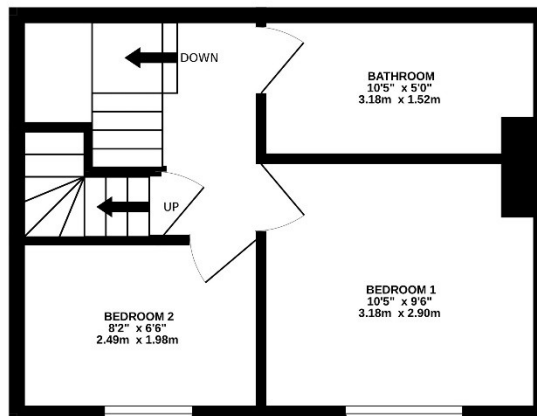


31 Tanfield Road, Birkby, Huddersfield, HD1 5HG

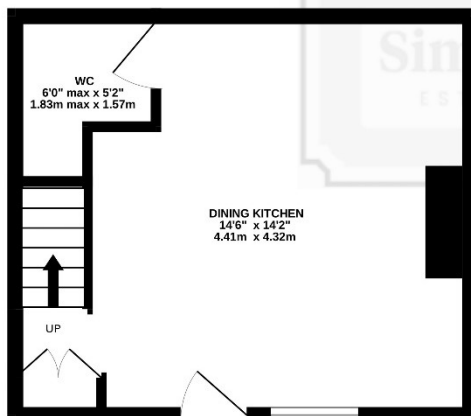
GROUND FLOOR



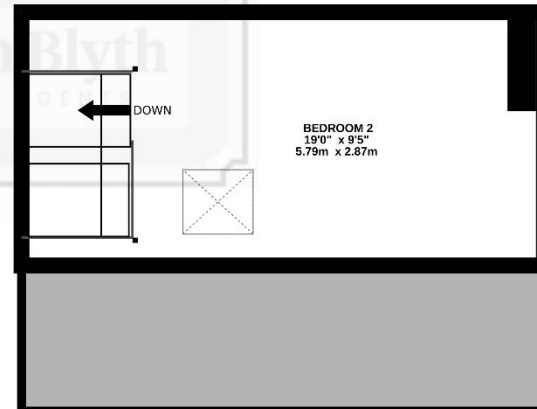
1ST FLOOR



LOWER GROUND FLOOR



2ND FLOOR



TANFIELD ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY DESCRIPTION

A spacious front facing Edwardian terraced house constructed circa 1903 and providing a generous level of accommodation arranged over four floors.

The property is located within a popular and established residential area close to local shopping facilities, town centre and accessible for junction 24 of the M62. There is a gas central heating system, uPVC double glazing and briefly comprising to the lower ground floor dining kitchen with a w.c. off. Ground floor living room. First floor two bedrooms and bathroom. Second floor attic bedroom. Externally there is a well screened low maintenance garden and on street parking.

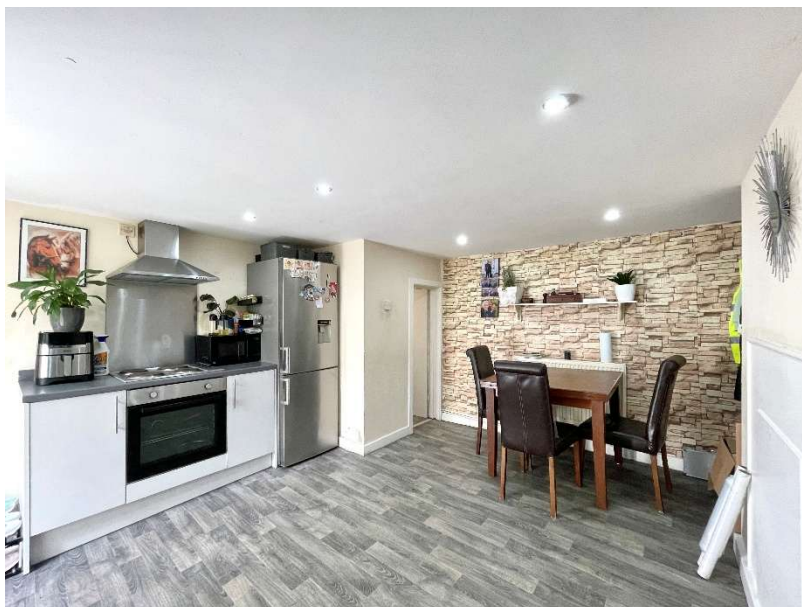
Offers Around £125,000

LOWER GROUND FLOOR

DINING KITCHEN

Measurements- 14'2" x 14'6"

With a uPVC and frosted double glazed door together with an adjacent uPVC double glazed window both of which provide this area with natural light. There are inset LED downlighters, chimney breast, central heating radiator and fitted with a range of matt grey base and wall cupboards, drawers, overlying worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome monobloc tap, four ring stainless steel electric hob with stainless steel extractor hood over and stainless steel electric oven beneath, under counter space for washing machine, two central heating radiators and at the foot of the stairs rising to the first floor there is a useful storage cupboard which houses gas and electric meters together with the consumer unit. To one side a door gives access to a W.C.



W.C.

Measurements- 6'0" x 5'2"

With ceiling light point, extractor fan, floor to ceiling easy clean panelled walls, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with chrome mixer tap and low flush w.c.

GROUND FLOOR

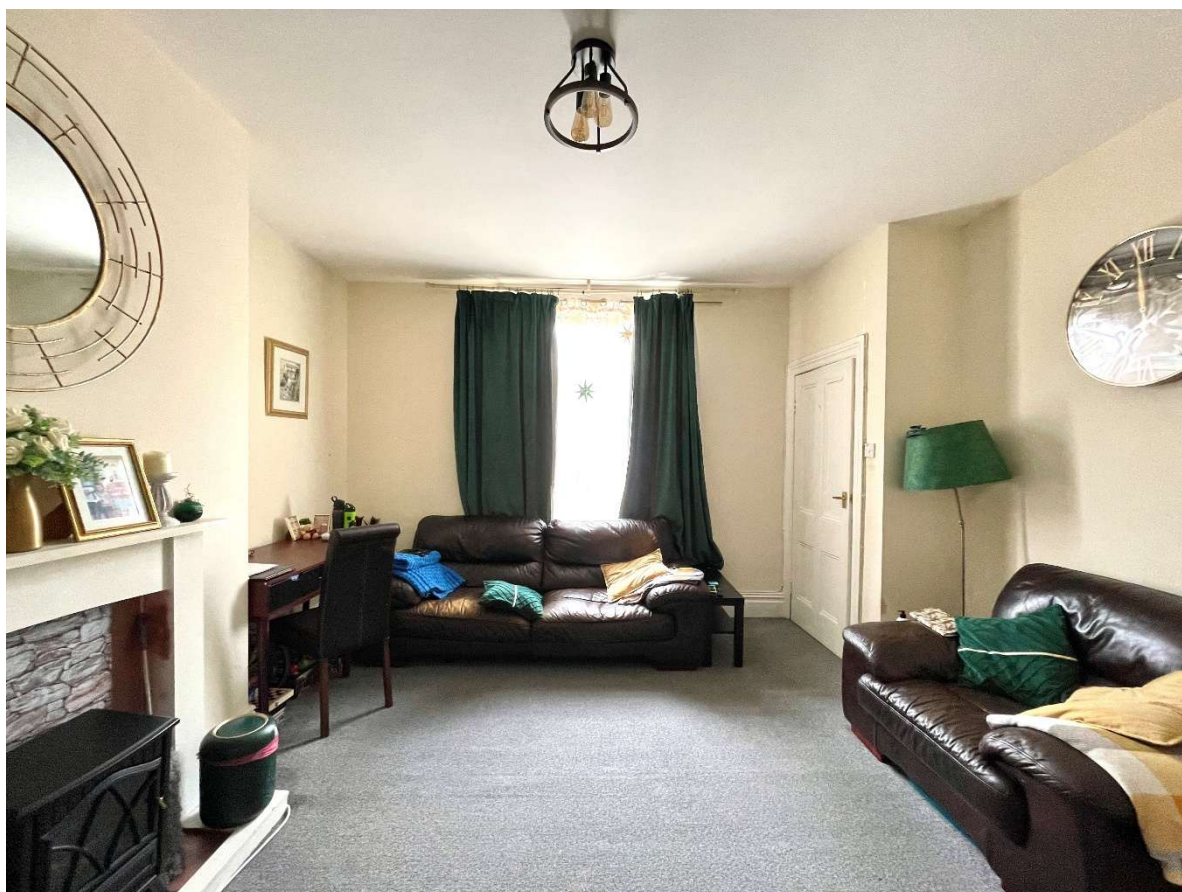
ENTRANCE LOBBY

With a uPVC frosted double glazed door, ceiling light point, central heating radiator and feature arch at the foot of the staircase which rises to the first floor. To one side a door opens into the living room.

LIVING ROOM

Measurements- 15'4" x 14'0"

A comfortable and well-proportioned reception room which has a uPVC double glazed window looking out across the garden, there is a ceiling light point, central heating radiator and chimney breast with decorative surround. To one side a door gives access to a side lobby with ceiling light point and a door giving access to the staircase leading down to the dining kitchen.



FIRST FLOOR

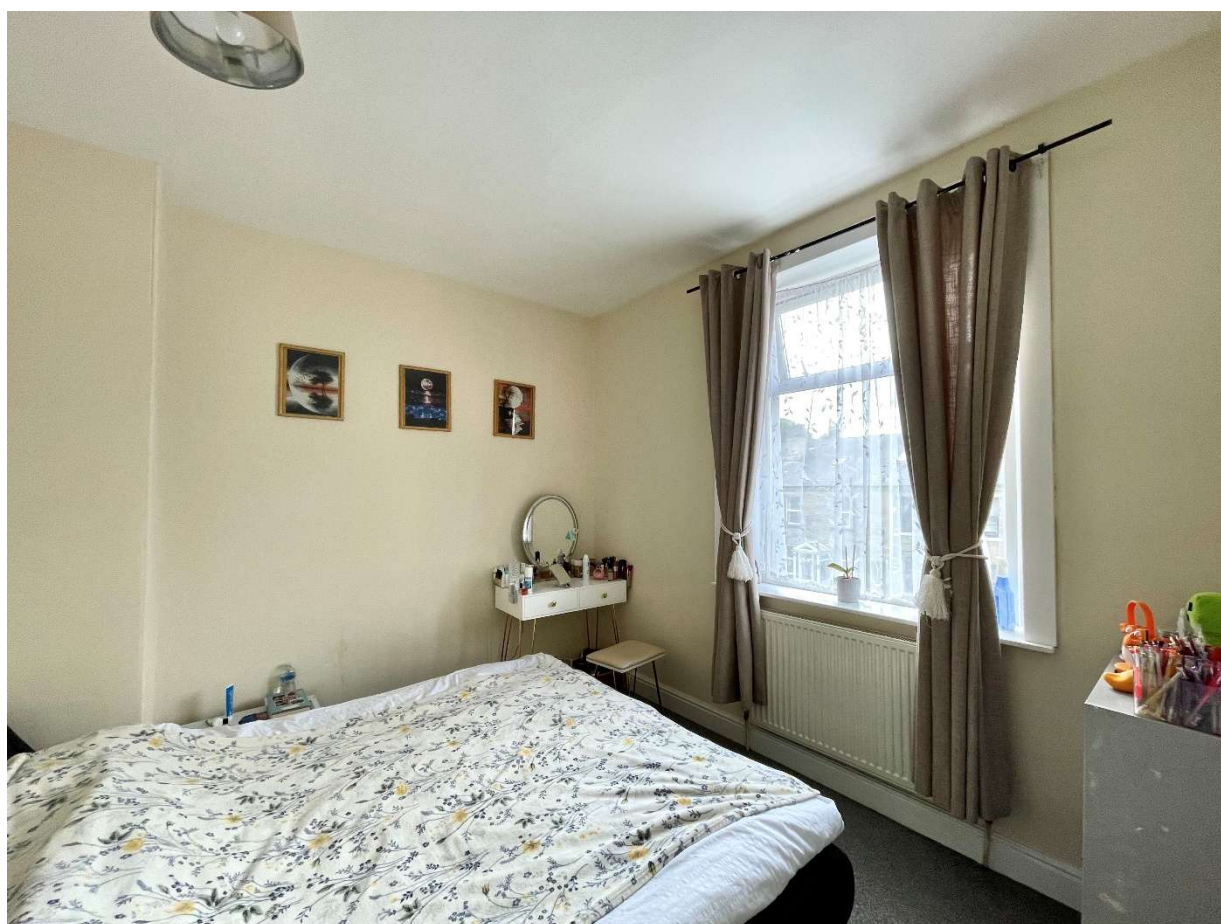
LANDING

With a ceiling light point and staircase rising to the second floor. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 10'5" x 9'6"

With a uPVC double glazed window looking out to the front, ceiling light point and central heating radiator.



BEDROOM TWO

Measurements- 8'2" x 6'6"

With a uPVC double glazed window looking out to the front, there is a ceiling light point and central heating radiator.

BATHROOM

Measurements- 10'5" x 5'0"

With a ceiling light point, central heating radiator and fitted with a suite comprising pedestal wash basin with chrome mixer tap, low flush w.c. and a panelled bath with glazed shower screen, easy clean panelled walls around the bath and chrome shower fitting incorporating fixed shower rose and separate hand spray.



SECOND FLOOR

BEDROOM THREE

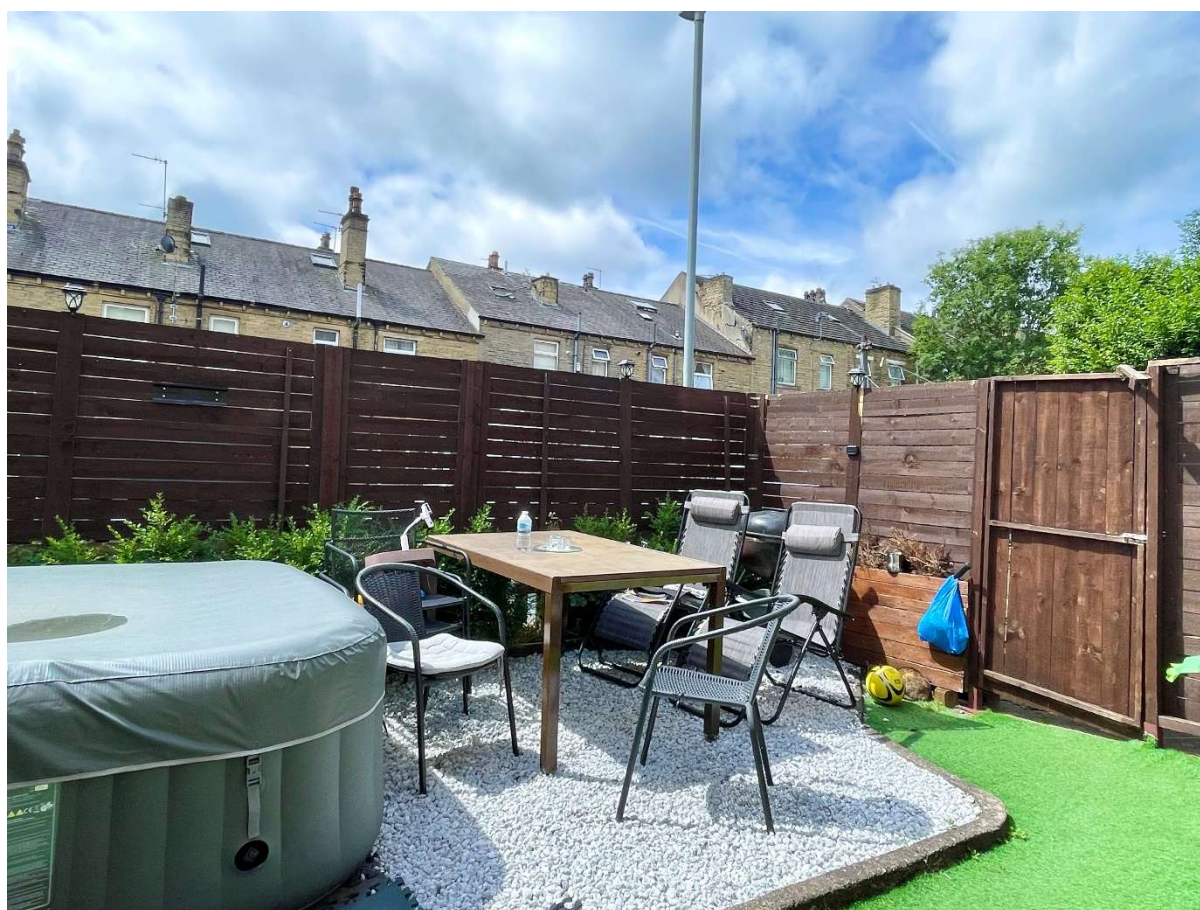
Measurements – 19'0" maximum x 9'5"

With a mono pitched beamed ceiling, chimney breast and Velux double glazed window.

OUTSIDE

GARDEN

To the front of the property there is a low maintenance garden which is screened by timber fencing and providing a good degree of privacy. There is a gravelled area, astroturf and planted shrubs to the borders.



PARKING

There is on street parking.

ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Leasehold with the remainder of a 999-year lease from the 29/09/1903 with a nominal ground rent.

Council tax band – A

Directions- Using satellite navigation enter the postcode HD1 5HG

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



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