



Flat (EPC Rating: D)

**25 BARKER COURT, BIRKBY, HUDDERSFIELD,
HD2 2YG**

£595



I Bedroom Flat located in Huddersfield

25 Barker Court, Birkby, Huddersfield, HD2 2YG

An appealing ground floor purposes built flat constructed circa 1980s period with brick faced walls and a concrete tiled pitched roof to the main structure. The property occupies a pleasant position with southerly facing garden to the rear, and a private aspect. It has electric heating, upvc double glazing and will be of interest to single people or couples. Accessible for the local amenities of Birkby and within 10 minutes travelling distance of the M62 motorway.

ENTRANCE PORCH

3'0 x 5'9

With painted brick walls, obscure glazed window to front, access side door.

KITCHEN

5'8 x 8'10

Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, gas cooker with four ring hob, wall mounted Vokera RIELLO gas water heater, window and garden view to front.

LIVING ROOM

10'0 x 15'2

With pebble living flame effect electric fire, radiator, window to front, laminate flooring, access into inner lobby with built in store cupboard

BATHROOM

5'7 x 9'0

White suite comprising panel bath, mixer tap, shower attachment in chrome, pedestal washbasin, extractor fan, part painted panelled walls, part tiled walls, low flush wc, linen store cupboard with shelving, 3 wall light points, wall mounted electric heated towel rail, obscure glazed window to side

BEDROOM I

12'2 x 11

Radiator, laminate flooring, open wardrobes with one sliding mirror door, shelving inside and hanging space, understairs store, window to rear

OUTSIDE

Flagged and stepped pathway to front, sloping lawn garden to front, small, grassed area to side with pedestrian right of access, pathway to front and side, shared car parking.

TENANCY

Assured Shorthold 6 or 12 months minimum. Long term tenants preferred.

VIEWING

Strictly by appointment via Jowett Chartered Surveyors. Tel 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX

We understand that the property is assessed within Council Tax Band A in accordance with information obtained from Directgov website.

ENERGY EFFICIENCY

Band D. Certificate dated 9 April 2018 to expire on 9 April 2028.

DIRECTIONS

From Huddersfield town centre from the ring road take St John's Road towards Birkby. After approximately ½ mile at the traffic lights with Blacker Road carry straight on, joining Wheathouse Road. After a further ¼ mile turn left into Norwood Road just after the left hand turning for Heathdale Avenue. Follow Norwood Road bearing left past Thistle Close on the right and also Clay Butts. Follow Norwood Road to the next left hand bend and Barker Court will be seen off to the right where there is a communal parking area. Access to No 25 is up some steps and in the same block as 19-29 Barker Court. The front entrance to No 25 is to the rear of the building.

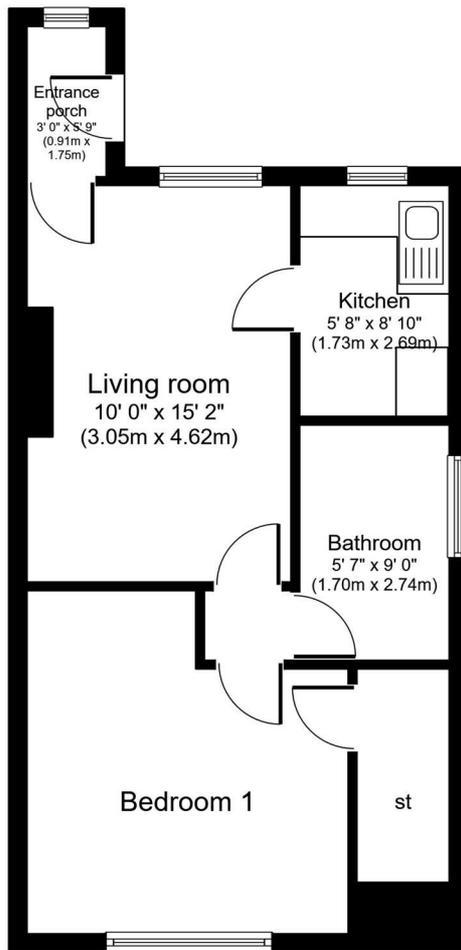
TENANTS RESPONSIBILITIES



The payment of water/sewerage charges
Council Tax
Electricity and gas consumed
Telephone charges if applicable, arranging the reconnection
and costs of the same



25 BARKER COURT



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

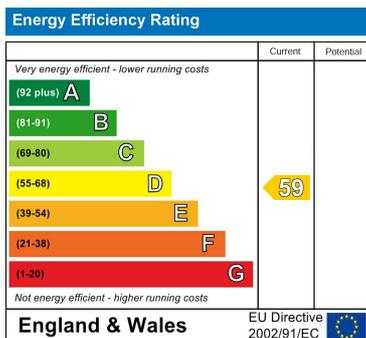


01484 536 799

Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

