

55 Birkby Lodge Road, Birkby, Huddersfield, HD2 2BE

£240,000

bramleys





This 4 bedroom semi-detached family home has accommodation laid out over three floors. Having a double width driveway to the front, lawned garden to the rear and accommodation comprising: entrance hall, lounge with media wall, dining room, fitted kitchen with integrated appliances, a first floor there are 3 bedrooms and bathroom and second floor master bedroom with en-suite shower room. Ideally placed for amenities and convenient for Huddersfield town centre and the M62 motorway network.





GROUND FLOOR:

Enter the property via a uPVC entrance door into:-

Entrance Hall

Which has a staircase rising to the first floor.

Lounge

16'3 x 12'11 (4.95m x 3.94m)

A spacious reception room with media wall which incorporates an electric fire. There is access to an under stair store cupboard, a central heating radiator and 2 uPVC double glazed windows.

Dining Room

11'8 x 9'0 (3.56m x 2.74m)

The dining room has laminate flooring, a central heating radiator and a uPVC double glazed window.

Kitchen

12'3 x 9'1 (3.73m x 2.77m)

Comprising a range of wall and base units with working surfaces over, stainless steel sink unit and plumbing for washing machine. Integrated appliances include double oven, dishwasher, fridge and freezer. An external door leads out to the rear garden together with a uPVC double glazed window.

FIRST FLOOR:

Landing

Bedroom

10'0 x 7'11 (3.05m x 2.41m)

Having a central heating radiator and a uPVC double glazed window.

Bedroom

10'0 x 7'9 (3.05m x 2.36m)

There is a central heating radiator and a uPVC double glazed window.

Bedroom

10'4 x 9'1 (3.15m x 2.77m)

Fitted with a central heating radiator and a uPVC double glazed window.

Bathroom

Fitted with tiling to the walls and furnished with a 3 piece suite comprising bath with shower over, WC and wash hand basin. There is also a ladder style radiator and extractor fan.

SECOND FLOOR:

Landing

















Bedroom

15'1 x 9'1 (4.60m x 2.77m)

There are fitted wardrobes, eaves storage, a central heating radiator and uPVC double glazed window.

En-Suite Shower Room

Comprising a shower enclosure, WC and wash hand basin together with a cupboard housing the central heating boiler.

OUTSIDE:

A blocked paved double width driveway to the front provides off road parking. A path down the side leads to the rear lawned garden which houses a timber summerhouse/shed. There is also a patio to the rear.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield on St Johns Road and at the traffic lights go straight ahead, staying on St Johns Road and at the Blacker Road traffic lights take a left hand turning onto Blacker Road and then take a right hand turning into Birkby Lodge Road, where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

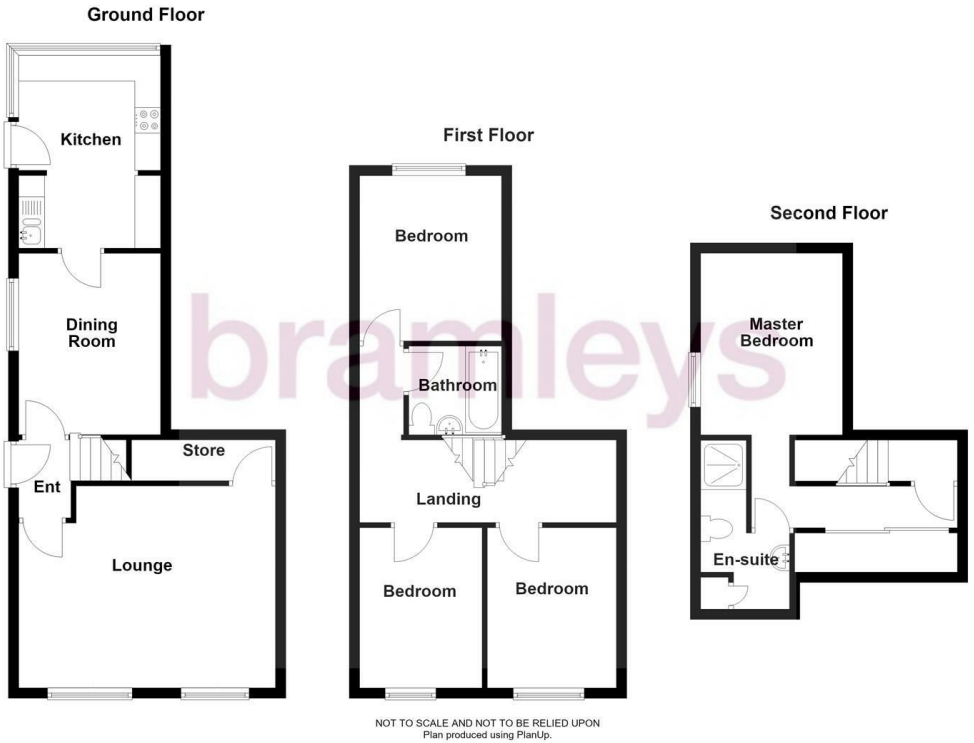
Band C

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



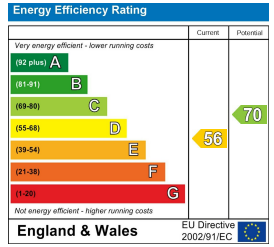
bramleys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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



naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS