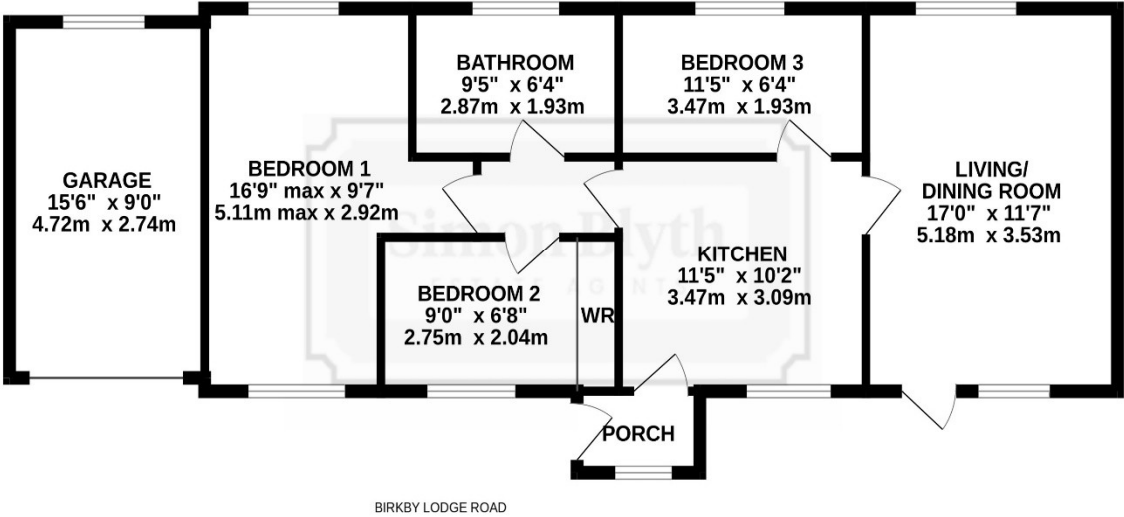




Simon Blyth
ESTATE AGENTS

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



BIRKBY LODGE 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

Available with vacant possession and no onward chain, a three-bedroom detached true bungalow requiring a general programme of updating and located within an established residential area close to local amenities in Birkby and a short drive to the town centre.

The bungalow stands on a relatively level corner plot with a ramp at the front allowing disabled access. There is a gas central heating system, uPVC double glazing and briefly comprising, entrance porch, living/dining room, kitchen, three bedrooms and bathroom. Externally, there is a driveway providing off road parking, attached single garage and gardens laid out to front and side.

The property is offered for sale through the modern method of auction which is operated by I am sold limited.

Starting bid price £160,000

ENTRANCE PORCH

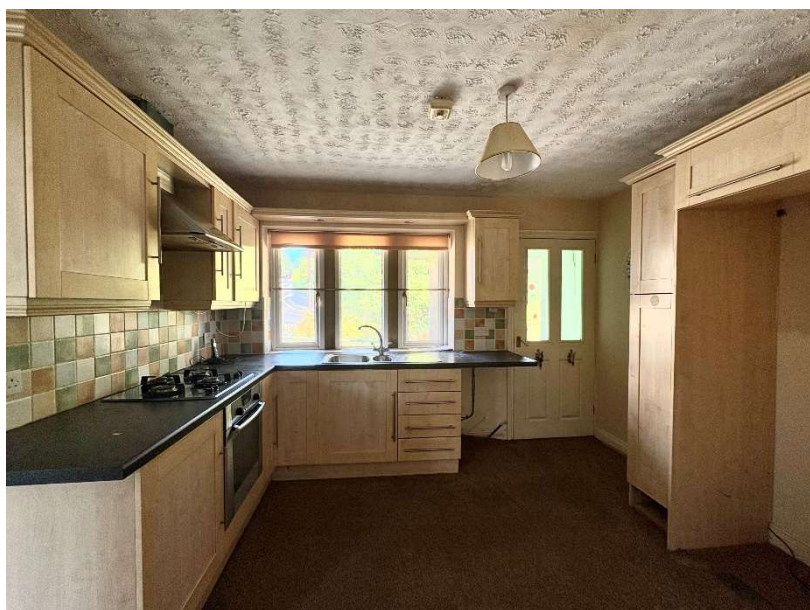
Measurements- 5'5" x 2'8"

This has a frosted leaded and stained-glass uPVC double glazed window, uPVC and sealed unit double glazed door, ceiling light point, laminate flooring and a timber panelled and glazed door opening into the kitchen.

KITCHEN

Measurements- 11'5" x 10'2"

With uPVC double glazed windows looking out over the front garden, there is a ceiling light point, central heating radiator and fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying worktops with inset one and half bowl single drainer stainless steel sink with chrome mixer tap, four ring gas hob with stainless steel extractor hood over and stainless steel electric oven beneath, plumbing for automatic washing machine and space for fridge freezer.



LIVING/DINING ROOM

Measurements- 17'0" x 11'7"

This is situated adjacent to the kitchen and has a uPVC double glazed window to the front elevation with an adjacent uPVC double glazed door and further natural light from uPVC double glazed windows to the rear elevation. There is a ceiling light point, three wall light points, two central heating radiators and as the main focal point of the room there is a fireplace with timber surround, marble inset and home to a coal effect gas fire resting on a marble hearth.



BEDROOM THREE

Measurements – 11'5" x 6'4"

This is situated to the rear of the bungalow and has a uPVC double glazed window, inset ceiling spotlights and central heating radiator.



INNER LOBBY

With ceiling light point, loft access and from here access can be gained to the remaining accommodation.

BEDROOM TWO

Measurements-9'0" measured to wardrobes x 6'8"

With uPVC double glazed windows looking out over the front garden, there is a ceiling light point, central heating radiator and fitted floor to ceiling wardrobes with cupboards over.



BEDROOM ONE

Measurements- 16'9" x 9'7" maximum

With uPVC double glazed windows to both front and rear elevations, there is a ceiling light point and central heating radiator.



BATHROOM

Measurements- 6'4" x 9'5"

With a frosted uPVC double glazed window, extractor fan, ceiling light point, central heating radiator and fitted with a pedestal wash basin, low flush w.c. and disabled access shower with Mira electric shower fitting and easy clean panelled walls.



OUTSIDE

PARKING

To the left-hand side of the bungalow there are twin wrought iron gates opening onto a concrete driveway which provides off road parking and in turn leads to an attached single garage.

GARAGE

Measurements- 15'6" x 9'0"

With an up and over door, frosted uPVC double glazed window, wall mounted Maine gas fired central heating boiler, there is a cold water tap and consumer unit.

GARDENS

To the front of the property there is a cobbled area, ramp which provides wheelchair access if required to the door in the living room, the garden continues across the front, down the right-hand side whilst to the rear there is a pathway.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Council Tax Band- C

Tenure- Freehold

Directions- Using satellite navigation enter the postcode HD2 2BE

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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

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MORTGAGE ADVICE

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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