



**Crescent Road, Birkby, Huddersfield, HD2 2TH**

**welcome to**

**Crescent Road, Birkby, Huddersfield**

A rare opportunity to purchase a generously sized home in highly sought-after Birkby, located close to local shops, bus routes and schools. Ideal for an upside, this fabulous home has scope for cosmetic upgrade whilst being offered chain-free. With two reception rooms and an occasional attic room.



### **Entrance Hallway**

A grand entrance into the house with laminate flooring and warmed by a gas centrally heated radiator.

### **Living Room**

13' 11" x 14' 6" into recess ( 4.24m x 4.42m into recess )  
The first reception room has a double glazed window overlooking the front garden, laminate flooring, a gas central heated radiator and a fireplace with a gas fire.

### **Dining Room**

13' 10" x 14' 5" into recess ( 4.22m x 4.39m into recess )  
The second reception room has a double glazed window overlooking the rear, laminate flooring, a gas central heated radiator and a fireplace with a gas fire.

### **Kitchen**

13' 7" x 7' 10" ( 4.14m x 2.39m )  
The separate kitchen has a range of units with a gas hob, a 1.5 sink with drainer, space for appliances, a double glazed window to the rear, laminate flooring and is warmed by a gas centrally heated radiator.

### **Cellar**

Additional cellar storage, with three rooms in the basement ideal for storage.

### **Landing**

The landing has an integral storage cupboard and a double glazed window overlooking the rear.

### **Bedroom 1**

13' 11" x 12' 9" to chimney breast ( 4.24m x 3.89m to chimney breast )  
The first bedroom has carpeted flooring, integral wardrobes, a double glazed window overlooking the rear and is warmed by a gas central heated radiator.

### **Bedroom 2**

13' 9" x 10' 8" to chimney breast ( 4.19m x 3.25m to chimney breast )  
A second generously sized bedroom with carpeted flooring, a double glazed window overlooking the front, integral wardrobes and a gas central heated radiator.

### **Bedroom 3**

8' x 10' 2" ( 2.44m x 3.10m )  
The third bedroom has carpeted flooring, a double glazed window to the front and a gas central heated radiator.

### **Bathroom**

The house bathroom has laminate flooring, a double glazed window to the rear, and a three-piece suite including a low-flush W/C, a sink and a shower. The room is warmed by a gas central heated radiator.

### **Attic**

An additional two rooms in the attic with carpeted flooring, a Velux skylight to the rear and storage space into the eaves. The attic is accessed via staircase.

### **External**

The property has garden space to the front, with a gated yard at the rear. Parking is freely available on the road outside.



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## Crescent Road, Birkby Huddersfield

- Ideal opportunity for upsizers situated in a Highly sought-after location
- Close to schools, local amenities and bus routes
- Two reception rooms
- Scope for cosmetic upgrades
- Converted attic space

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117951 - 0006

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