



41 Macaulay Road, Birkby, Huddersfield, HD2 2US  
£167,000

bramleys



This modern townhouse presents an excellent opportunity for first-time buyers or young families seeking a comfortable and convenient home ready to move straight into. Boasting two spacious double bedrooms, each equipped with built-in wardrobes. The ground floor features an entrance hall, a welcoming reception room, perfect for relaxation with French doors to the rear garden and useful under stair store, WC and fitted kitchen. Externally, the property benefits from a driveway that accommodates two cars and a low maintenance garden to rear. Offered with vacant possession and no onward chain.

Situated close to local amenities, this property offers both comfort and convenience, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.



## GROUND FLOOR:

### Entrance Hall

A composite external door gives access to the entrance hall which has laminate flooring, a central heating radiator and a staircase rising to the first floor.

### Cloakroom/WC

Furnished with a low flush WC and hand wash basin. There is also laminate flooring, a central heating radiator and uPVC double glazed window.

### Kitchen

10'9" x 5'5" (3.28m x 1.65m)

The fitted kitchen has a range of wall and base units, a stainless steel sink unit, Bosch gas hob, space for an integrated oven, Russell Hobbs extractor hood, space for a tall fridge freezer and space/plumbing for a washing machine. There is also a central heating radiator and uPVC double glazed window.

### Lounge

14'4" max x 12'8" max (4.37m max x 3.86m max)

The lounge has laminate flooring, a central heating radiator and uPVC French doors to the rear garden. There is also access to a useful under stair storage cupboard.

## FIRST FLOOR:

### Landing

The landing has access to the loft via a hatch.

### Bedroom 1

10'5" x 9'4" excluding wardrobes (3.18m x 2.84m excluding wardrobes)

A double bedroom which has a fitted double wardrobe, central heating radiator and two uPVC double glazed windows.

### Bedroom 2

10'5" x 8'6" (3.18m x 2.59m)

Another double bedroom which has a fitted double wardrobe and a separate water cylinder cupboard. There is also a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a bath with shower attachment over and glass screen, low flush WC and a

pedestal wash hand basin. There is also a tiled floor, part tiled walls, extractor fan and a central heating radiator.

## OUTSIDE:

To the front of the property there is a driveway providing off road parking, bin storage area and a further low maintenance gravelled garden to the rear which has fencing and hedging on the perimeter.

## 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

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## 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.









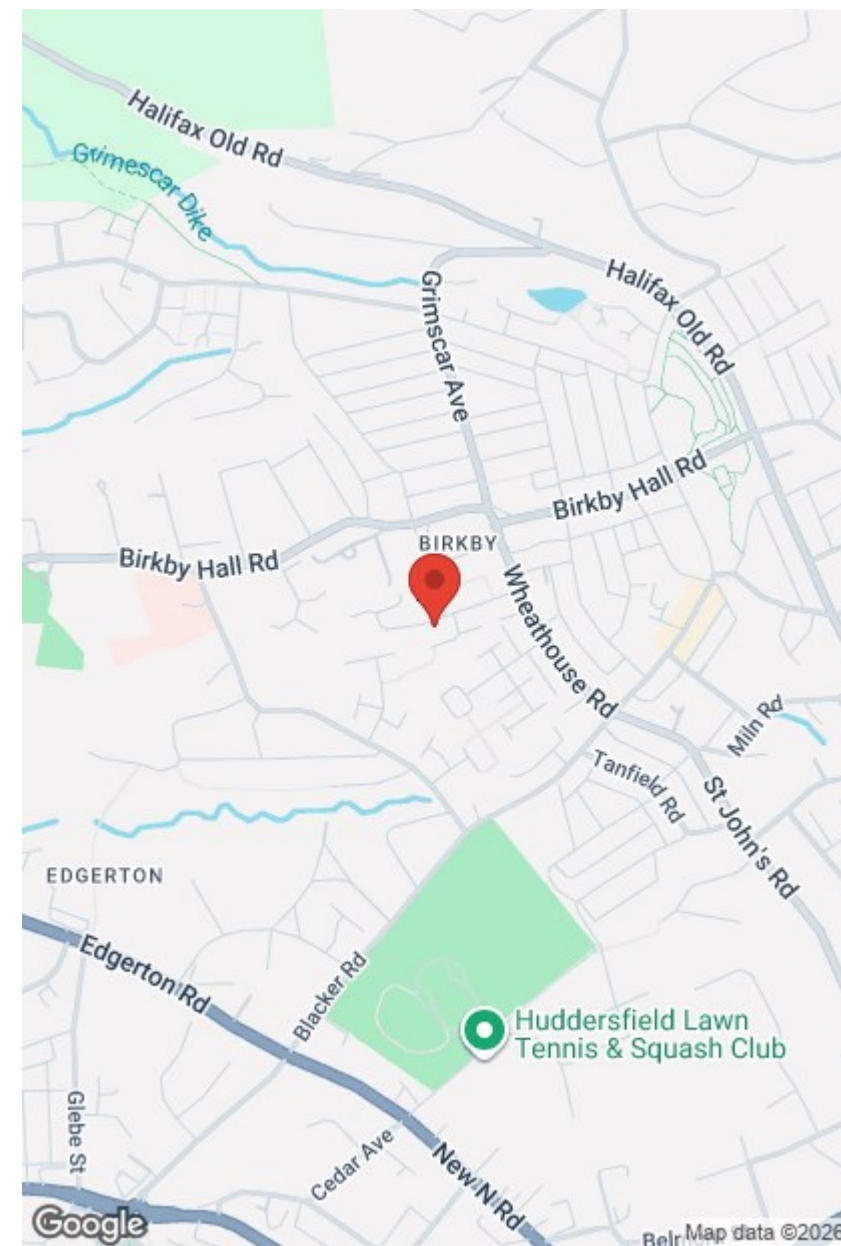
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



## Ground Floor



## First Floor



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

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