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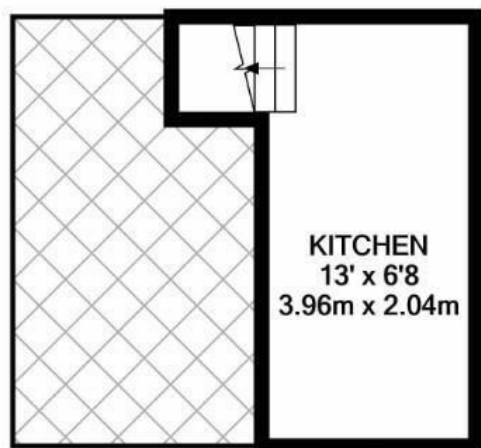
Halifax Road, Birchencliffe Huddersfield, Yorkshire

Offers over £110,000

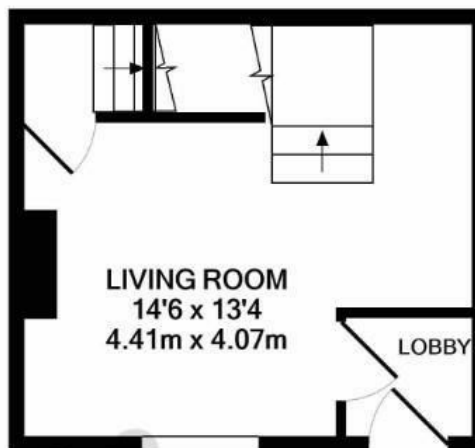
Perhaps proving suitable for the first time buyer is this two-bedroomed, terraced property in a most convenient location, close to the amenities of Lindley Village and J24 of the M62 motorway network. Offering accommodation on three levels, briefly comprising entrance lobby, living room, lower ground floor kitchen, two bedrooms and a shower room. With gas fired central heating and double glazing. Externally, there is a low maintenance, gravelled area to the front.

**Halifax Road, Birchencliffe
Huddersfield, Yorkshire**

Floorplan



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 99 SQ.FT.
(9.2 SQ.M.)

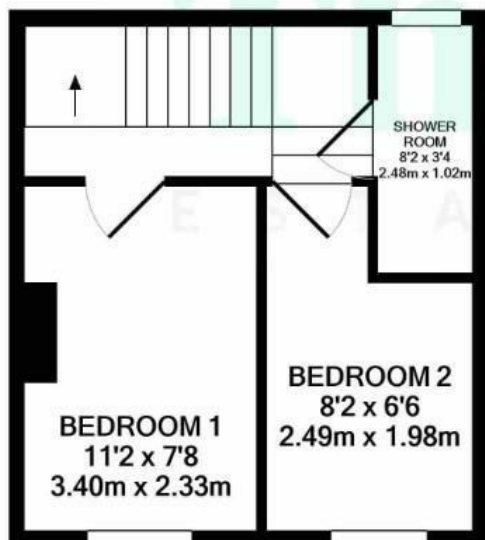


GROUND FLOOR
APPROX. FLOOR
AREA 189 SQ.FT.
(17.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 519 SQ.FT. (48.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.5 SQ.M.)

Halifax Road, Birchencliffe Huddersfield, Yorkshire

Details



Entrance Lobby

An external uPVC door having an opaque, arched panel opens into the entrance lobby. With space for coat and shoe storage and a timber door leading to the living room.

Living Room



A good sized reception room with neutral décor, an electric fire to the chimney breast, a uPVC window to the front and rear elevation and a radiator. A staircase leads up to the first floor accommodation and a further staircase leads down to the lower ground floor, where the kitchen can be found.

Lower Ground Floor Kitchen



With an arched ceiling, slate style flooring, base units with working surfaces and tiled surrounds, 4-ring electric hob, built-in oven beneath and a canopy style filter hood. There is a stainless steel sink unit with single drainer, space for free standing appliances, plumbing for automatic washing machine, breakfast bar and a radiator.

First Floor Landing



From the living room, a staircase rises to the first floor landing, with a cupboard housing the boiler.

Bedroom One



This double bedroom has a uPVC double glazed window, neutral décor and carpeting and a radiator.

Bedroom Two



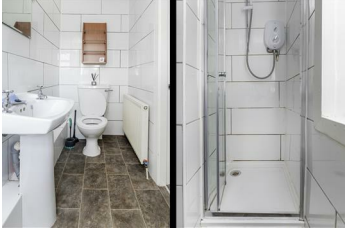
This single bedroom has a uPVC double glazed window to the front elevation, neutral décor and carpeting and a radiator.

Halifax Road, Birchencliffe Huddersfield, Yorkshire

Details



Shower Room



With a three-piece white suite comprising low flush WC, pedestal hand basin and shower cubicle with folding door, housing a Mira Vie independent shower. There is tiling to the walls and a uPVC window with obscured glazing to the rear.

External Details



Immediately before the property is a low maintenance, gravelled garden with perimeter timber fencing and a wrought iron gate.

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Directions

