



**Birch Road, HUDDERSFIELD, HD4 7LP**



**welcome to**

**Birch Road, HUDDERSFIELD**

Set on an impressive plot with beautifully maintained gardens, this well-presented detached bungalow offers generous rooms, off-road parking and a garage. Ideally positioned for train and bus links and providing excellent ground-floor living, it is offered to the market with no onward chain.



### Entrance Hallway

The entrance hallway is welcoming and practical, finished with a fitted carpet for comfort. A double-glazed window to the front allows natural light to brighten the space, while the layout provides easy access to the main living areas of the home.

### Lounge

20' 10" x 14' 6" ( 6.35m x 4.42m )

Step into the inviting lounge, beautifully finished with a soft carpet underfoot and enhanced by exposed beams that add character to the space. Natural light floods in through two double-glazed windows to the front and rear, creating a bright and welcoming atmosphere. A charming feature fireplace completes this room, making it the perfect spot to relax or entertain.

### Kitchen

7' 9" x 13' 2" ( 2.36m x 4.01m )

The kitchen is thoughtfully designed with laminated flooring and matching worktops, creating a clean and practical finish. It comes equipped with an electric hob and oven, complemented by an extractor hood for modern convenience. A 1.5 drainer sink sits neatly beneath a double-glazed window to the rear, offering pleasant garden views while you work. There is ample space for a washing machine and fridge/freezer, making this a well-planned and functional area for everyday living.

### Bedroom One: Second Floor

14' 8" x 15' 2" ( 4.47m x 4.62m )

Bedroom One is a comfortable and well-proportioned space, finished with a fitted carpet for warmth and style. A double-glazed window to the front allows natural light to brighten the room, creating a pleasant and inviting atmosphere.

### Bedroom Two: Second Floor

15' 1" x 13' 2" ( 4.60m x 4.01m )

Bedroom Two is a generous double room, finished with a fitted carpet for comfort and style. A double-glazed window to the rear brings in plenty of natural light, while useful eaves storage and access to the loft add practicality to the space.

### Bedroom Three: Ground Floor

11' 3" x 10' 2" ( 3.43m x 3.10m )

Bedroom Three is conveniently located on the ground floor, offering easy access and versatility of use. Finished with a fitted carpet, it provides a cosy and comfortable feel, while a double-glazed window to the front ensures the room is filled with natural light.

### Bathroom

The bathroom is fitted with a classic three-piece suite, comprising a bath, pedestal sink, and W/C. Neatly presented, it offers a practical and comfortable space, perfectly suited for everyday use.

### External

Externally, the property is equally impressive, beginning with a neatly planted front garden that adds instant kerb appeal. To the side, a generous lawn area provides additional outdoor space, while the rear boasts a lawn and patio, perfect for relaxing or entertaining. The gardens are conifer-lined, offering privacy and a natural backdrop. A gated driveway allows parking for multiple vehicles and leads to a detached garage, with the added benefit of a greenhouse for those who enjoy gardening.



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## Birch Road, HUDDERSFIELD

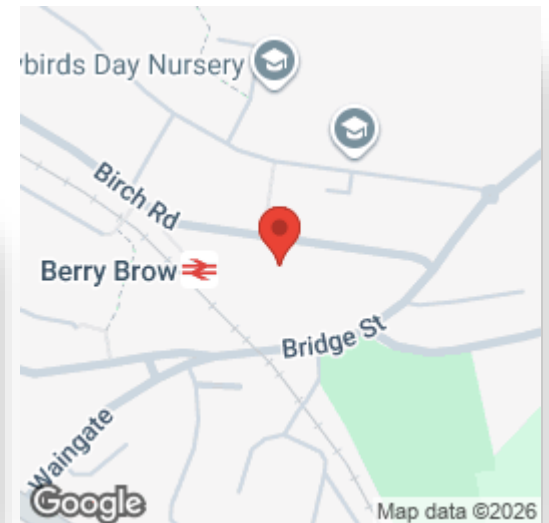
- GUIDE PRICE £280,000- £290,000
- Close to Berry Brow train station
- Driveway and garage
- Well-maintained and generous gardens
- Chain free

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118344 - 0003

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