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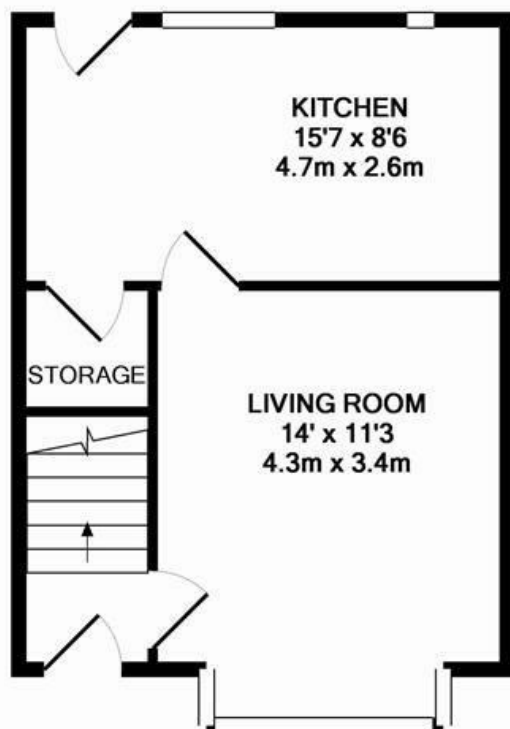
Yew Tree Road, Birchencliffe Huddersfield, Yorkshire

**Offers in the region of
£220,000**

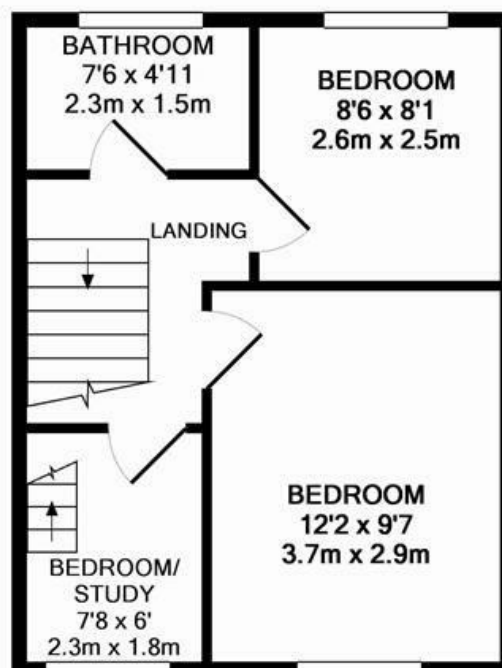
This three-bedroom, end of terrace house, in a block of just four properties, is presented to a high standard throughout and located in this ever-popular area. It has an enclosed rear garden with a southerly aspect, a detached garage and additional parking. The location is convenient for amenities, well-regarded schooling and access to the M62 motorway. The accommodation comprises an entrance lobby, living room with bay window, New England style shutters and multi-fuel stove, and breakfast kitchen with integrated appliances. On the first floor are three bedrooms and a bathroom. Bedroom 3 has a removable timber staircase providing access to an attic room. The property enjoys a gas central heating system and is uPVC double-glazed. Externally, there are front and rear gardens. The rear garden has a southerly aspect and can be a real sun trap. There is a detached garage with additional parking to the side. Viewing is essential to appreciate all that is on offer.

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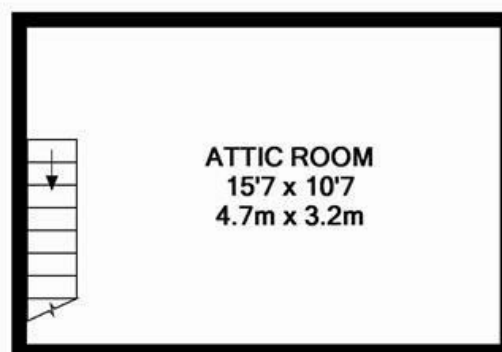
Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 321 SQ.FT.
(29.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 164 SQ.FT.
(15.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.2 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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Details



Entrance Lobby

A composite door with a decorative opaque glazed panel gives access to the entrance lobby, and a canopy above provides shelter from the elements. This is an ideal place to store coats and shoes, etc. It has Amtico style flooring and a radiator. A staircase rises to the first floor landing and an oak door leads into the living room.

Living Room

This good-sized, well-presented, principal reception room is positioned to the front of the property. It is light and bright with a large uPVC walk-in bay window with a New England style made-to-measure shutters. There is a continuation of the Amtico tiled flooring and wall lights to the alcoves. The focal point of the room is a glazed door multi-fuel stove, above which there is provision for a wall-mounted TV. The room has plenty of space for furniture and a radiator. Twin oak and glazed doors lead into the kitchen.



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Breakfast Kitchen

The stylish kitchen is positioned at the rear of the property and has been updated in more recent times. It has composite worktops with matching upstands, extending to create a breakfast bar area. There is a one-and-a-half bowl stainless steel sink with a grooved draining area. Integrated appliances comprise an electric fan oven, four-ring induction hob, microwave, fridge, freezer, dishwasher and washing machine. There is provision for pendant style lighting and LED downlighting. This room also has a continuation of the Amtico flooring, rear uPVC windows and an external uPVC and glazed door. There is a stylish upright radiator and an oak internal door giving access to a good-sized under stairs storage cupboard, which also houses the recently installed boiler for the central heating system.

Acting as the hub of this delightful family home, the kitchen comprises of a range of base cupboards, drawers, granite style roll edge work tops, with tiled splash backs and matching wall cupboards over, hosting an array of integrated appliances including split level hob and oven with over lying extractor hood, inset stainless steel sink unit with mixer tap, there is plumbing for an automatic washing machine and automatic dishwasher and Amtico style flooring, along with coving to the ceiling and spotlights. There is uPVC double glazed window overlooking the patio area and a matching uPVC double glazed entrance door. A timber door leads you to a useful under stairs storage cupboard with various shelving options and it houses the central heating boiler. Access can be gained to the cellar.



First floor landing

From the entrance lobby a staircase rises to the first floor landing, where there is coving to the ceiling and spindle balustrading.



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Bedroom one

This double bedroom is positioned to the front of the property and has plenty of space for furniture. It has a uPVC window and a radiator.



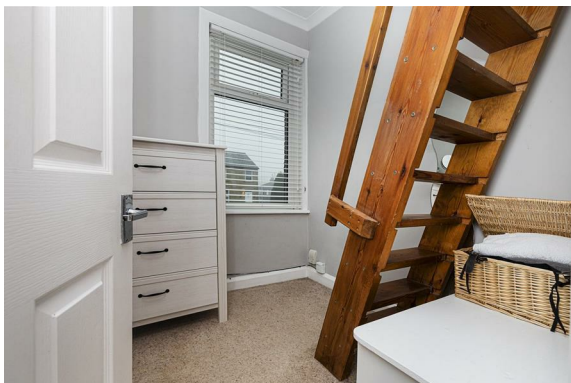
Bedroom two

This good-sized second bedroom is positioned to the rear of the property and can accommodate a bed and furniture. There is a uPVC double-glazed window with a pleasant outlook, coving to the ceiling and a radiator.



Bedroom Three

This single bedroom is positioned at the front of the property. It has a uPVC double-glazed window and a radiator. A removable timber staircase gives access to a useful attic room.



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House bathroom

The good-sized bathroom is positioned at the rear of the property. The modern white suite comprises a P-shaped bath with a curved shower screen and a wall-mounted shower fitting over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor and a mirror fronted toiletries cabinet. The room has an opaque uPVC rear window and an upright chrome ladder style radiator.



Attic Room

This room is accessed via bedroom three by a timber staircase. It has exposed brickwork walls on either side and timber panelling, incorporating downlighting. There is a large Velux windows allowing long distance views and access to further storage within the eaves space. It would make an ideal office or gaming room, etc.



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External Details

To the front of the property, there is a stone wall boundary with a metal gate leading to a wide, paved pathway. On the right-hand side is a level lawn with a perimeter hedge, and, on the left-side is a timber boundary fence, updated in more recent time. There are woodbark and rockery style beds and borders with shrubs and bushes. On the left-hand side, the pathway continues to the rear of the property. The rear garden enjoys a southerly aspect, making it a real sun trap. It is designed for ease of maintenance and outdoor eating and entertaining. There is a large central patio with coloured slate borders to three sides, shrubs, perimeter fencing and a side lockable timber gate. There is external lighting and water. Beyond the enclosed rear garden is a garage with an up-and-over door, power and lighting and provision for further parking at the side.



Tenure

The vendor informs us that the property is freehold.

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Directions

