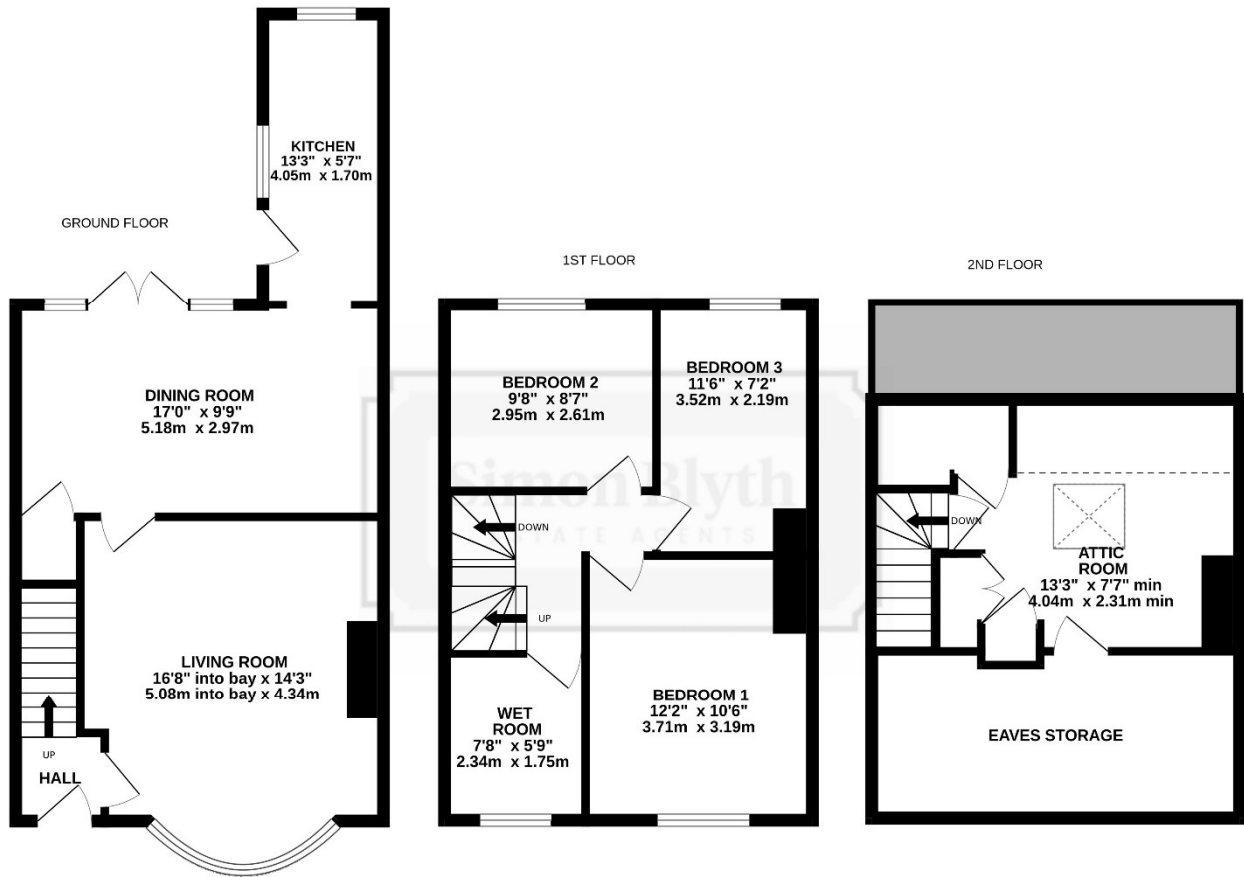




19 Grange Avenue, Birkby, Huddersfield, HD2 2XJ



GRANGE AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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PROPERTY DESCRIPTION

Situated towards the end of a cul-de-sac, an appealing semi-circular bay fronted inner terrace in a block of four, constructed circa 1913.

This characterful home retains a number of period features from the Edwardian era and offers spacious and tastefully presented living space arranged over three floors along with delightful well stocked colourful gardens with the rear enjoying a southerly aspect.

There is a gas central heating system, majority sealed unit double glazing and briefly comprising to the ground floor, entrance lobby, living room with a lovely oak fire surround with inlaid bevelled mirrors, separate dining room with French doors and kitchen. First floor landing leading to three bedrooms and wet room. Second floor spacious attic room.

There are local shops within Birkby, neighbouring Lindley and close to the town centre and junction 24 of the M62.

Offers Around £260,000

GROUND FLOOR

ENTRANCE HALL

With a timber panelled door with circular frosted glazed window together with a leaded and glazed window over, all of which provide this area with natural light. There is a ceiling light point, column style radiator, oak flooring, a staircase rises to the first floor and to one side a timber panelled door opens into the living room.

LIVING ROOM

Measurements- 16'8" x into bay x 14'3"

As the dimensions indicate this is a generously proportioned principal reception room which has a walk-in semi-circular bay with timber and sealed unit double glazed windows all of which provide plenty of natural light and enjoy views across to Grimscar to one side. There is a decorative ceiling rose with ceiling light point, ceiling coving, picture rail, deep skirting boards, two central heating radiators and as the main focal point of the room there is a lovely feature fireplace with Edwardian oak surround with three inset bevelled mirrors, tiled inset and open grate resting on a tiled hearth with timber fender. To the rear of the living room a timber panelled door provides access to the dining room.





DINING ROOM

Measurements- 17'0" x 9'9"

Another generously proportioned room situated to the rear of the property and having timber sealed unit double glazed windows with central French doors opening out onto the garden. There is a ceiling light point, ceiling coving, picture rail, oak flooring, central heating radiator with period style cover, to one side an oak panelled door gives access to a useful storage cupboard beneath the stairs. From the dining room an archway leads to the kitchen.



KITCHEN

Measurements – 13'4" x 5'7"

This has dual aspect timber and sealed unit double glazed windows both of which look out over the rear garden, there is also a timber door. There are inset ceiling spotlights, tiled floor and fitted with a range of white gloss base and wall cupboards, drawers, overlying timber effect worktops with tiled splashbacks, Baumatic five ring stainless steel gas hob with stainless steel extractor hood over and Baumatic stainless steel electric double oven beneath. There is an inset one and half bowl single drainer sink with chrome mixer tap, under counter space for washing machine and dishwasher, space for fridge freezer and wall mounted Potterton gas fired central heating boiler.



FIRST FLOOR

LANDING

With oak effect laminate flooring, two wall light points and staircase rising to the second floor. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 12'2" x 10'6"

A double room which has timber and sealed unit double glazed windows looking out over the front garden and enjoying far reaching views over Huddersfield. There is a ceiling light point, oak effect laminate flooring and as the main focal point of the room there is a decorative cast iron fireplace with tiled hearth.



BEDROOM TWO

Measurements- 9'5" x 8'7"

A double room with a timber and glazed sash window looking out over the rear garden. There is a ceiling light point, picture rail and central heating radiator.



BEDROOM THREE

Measurements- 11'6" x 7'2"

A double room with a timber and glazed sash window looking out over the rear garden. There is a ceiling light point, picture rail and central heating radiator.



WET ROOM

Measurements- 7'8" x 5'9"

With a timber and frosted glazed window, inset ceiling downlighters, fitted storage cupboard, column style radiator (this can run from either the central heating system or electrically) part tiled walls which are floor to ceiling around the shower and fitted with a suite comprising wall hung hand wash basin with a chrome monobloc tap and light over, low flush w.c and chrome shower fitting with a shower curtain and extractor fan over.



SECOND FLOOR

ATTIC ROOM

Measurements- 13'3" x 7'7" measured to beam

With a pitched ceiling with two ceiling light points, Velux double glazed window, central heating radiator, fitted wardrobe and cupboards and with access to the eaves.



OUTSIDE

PARKING

There is on street parking within the cul-de-sac.

GARDENS

To the front of the property there is a herringbone block paved pathway which leads to an open entrance porch, to either side of the pathway there are gravelled areas together with planted trees and shrubs.



REAR GARDEN

As the photographs demonstrate this is well-stocked with a variety of trees, flowers and shrubs including a Californian lilac, a lovely mature wisteria over the French doors to the dining room, topiary bay tree, Rowan tree, evergreen box balls, timber garden shed with power and light and outside cold water tap and rain water butt, Yorkshire stone paved pathways and an assortment of flowers and shrubs. There is also a timber hand gate providing access to the lane at the rear.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has majority sealed unit double glazing

Tenure- Freehold

Council tax band –B

Directions- Using satellite navigation enter the postcode HD2 2XJ

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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