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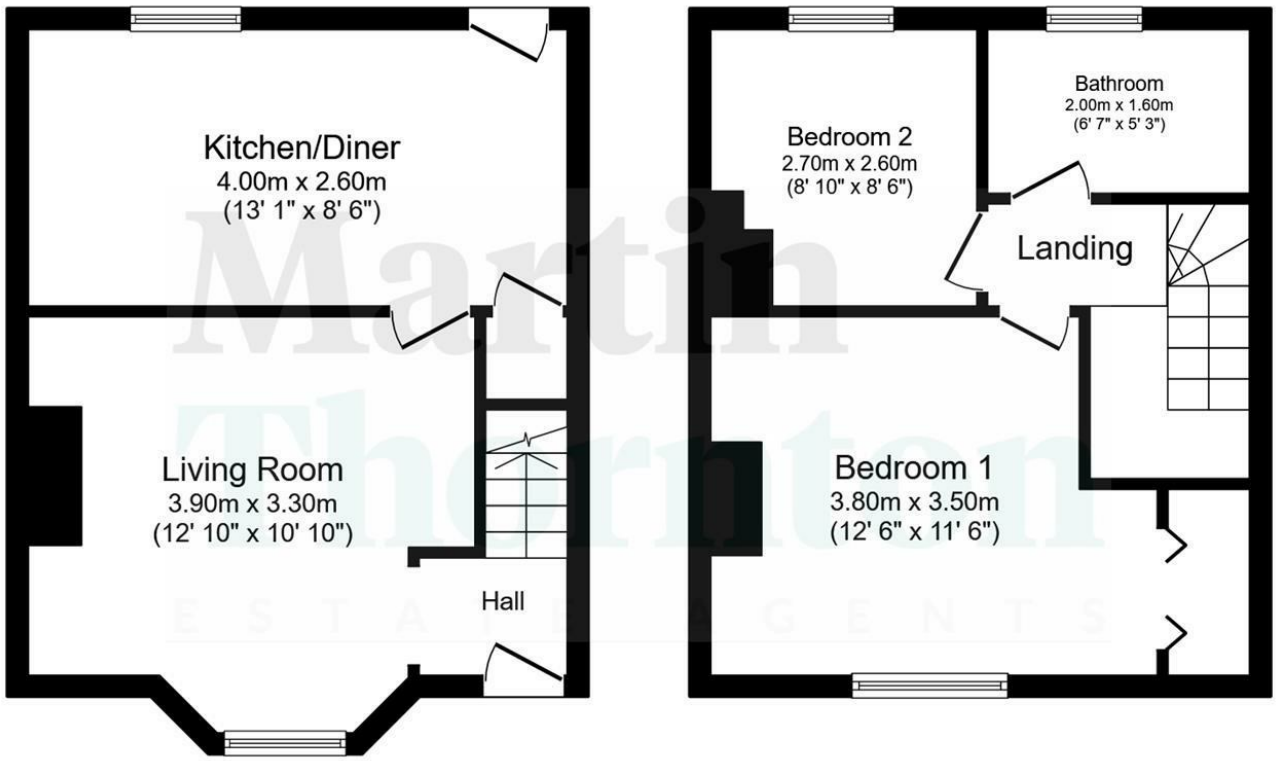
Birks Road, Longwood
Huddersfield,

Offers over £140,000

Enjoying a no through road position, in the popular residential area known as Longwood is this two double bedroom terraced property. The property is conveniently placed for local amenities, schooling, town centre and motorway and comprises; entrance hall, living room with a lovely splayed window, kitchen/diner with integrated appliances, to the first floor two double bedrooms and a house bathroom. At the front of the property, there is a walled low-maintenance garden. At the rear, there is a flagged patio seating area, perfect for outdoor entertaining, and a pebbled area with fenced borders. The rear garden benefits from an easterly aspect. The property enjoys a gas fired central heating system and is predominantly double glazed.

Birks Road, Longwood
Huddersfield,

Floorplan



Ground Floor
Floor area 34.2 sq.m. (368 sq.ft.)

First Floor
Floor area 33.1 sq.m. (357 sq.ft.)

Total floor area: 67.3 sq.m. (725 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details

Entrance Hall
A uPVC door with decorative double-glazed inserts opens to the entrance hall, which has a dado rail, a staircase giving access to the first floor landing and a radiator. A timber and bevelled glazed door opens to the living room.

Living Room
This reception room has a walk-in splayed, uPVC double-glazed bay window. It has a dado rail, two wall light points, a ceiling light point and a radiator. The focal point of the room is a gas fire set to a marble hearth and a timber surround.

Kitchen
The kitchen is positioned at the rear of the property and has a range of wall and base cupboards, drawers, roll-edge worktops, tiled upstands and a one-and-a-half bowl stainless steel sink unit with a mixer tap. Integrated appliances include an oven, hob and canopy style filter hood. There is space for a freestanding fridge freezer and plumbing for an automatic washing machine. This room is home to the Ideal central heating boiler. A timber and double-glazed window overlooks the rear elevation and a uPVC double-glazed door gives access to the rear garden. There is a ceiling light point, a radiator and a useful under stairs storage cupboard, home to the electric fuse box.

First Floor Landing
From the entrance hall, a staircase leads up to the first floor landing, where there is access to loft space and a ceiling light point.

Bedroom One

This double bedroom has a uPVC double-glazed window overlooking the front elevation. It has floor-to-ceiling fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator. A decorative cast iron fireplace is set to the chimney breast.

Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook via a timber and double-glazed window. There is a useful fitted wardrobe, a ceiling light point and a radiator.

House Bathroom
The bathroom has a white suite comprising a low-level WC, pedestal hand basin with mixer tap and a panelled bath with twin taps and a Triton electric shower over. The floor is tiled with contrasting tiling to the walls. There is a corner storage cupboard with a mirror, ceiling downlighting and a radiator. A timber and double-glazed window overlooks the rear elevation.

External Details
At the front of the property, there is a walled low-maintenance garden. At the rear, there is a flagged patio seating area, perfect for outdoor entertaining, and a pebbled area with fenced borders. The rear garden benefits from an easterly aspect.

Tenure
The vendor informs us that the property is leasehold and we await further information.

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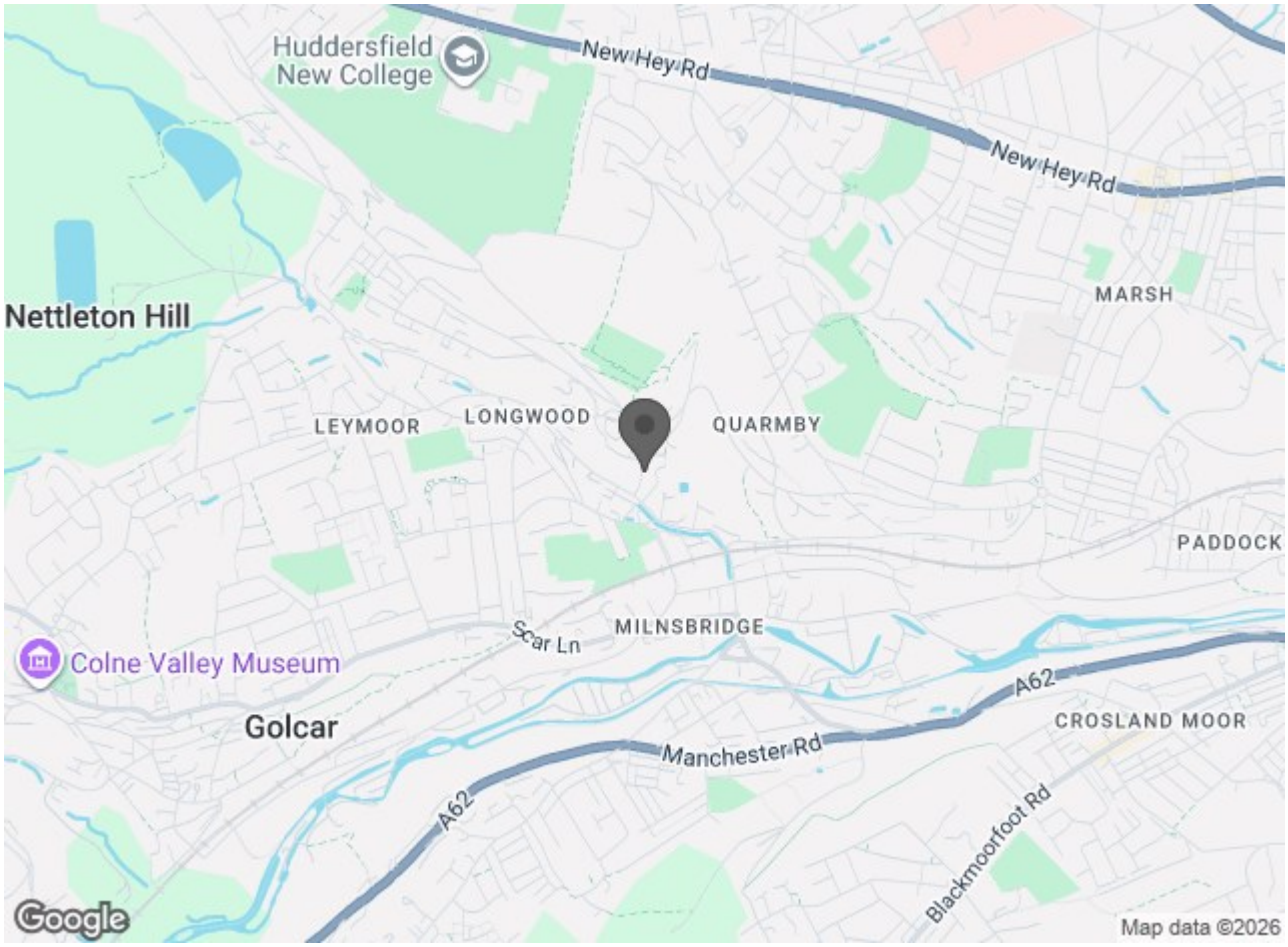
Huddersfield,

Directions



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