

local
properties

buy • sell • let



45 Huddersfield Road
Birstall, WF17 9EG

£149,950
Freehold

***** THREE BEDROOM TERRACE HOUSE - PRICED TO ALLOW FOR UPDATING - GCH & PVCu DG - NO CHAIN ***** The living accommodation of this spacious property comprises: entrance vestibule, lounge, dining kitchen, cellar, landing, three first floor bedrooms, bathroom. To the outside, there is a small garden area to the front, enclosed patio garden to the rear and on street parking. Conveniently located close to Birstall centre, it is ideally placed for access to all amenities and transport services. Viewing is recommended to appreciate this property's potential.



• THREE BEDROOM TERRACE HOUSE • PRICED TO ALLOW FOR UPDATING • GCH & PVCu
DG

ENTRANCE VESTIBULE

Door to front.

LOUNGE

16'0" x 13'1"

Fireplace surround with marble back and hearth and electric fire. Picture rail. Window to front. Radiator.

DINING KITCHEN

15'8" x 15'8"

With base units incorporating stainless steel sink unit. Gas hob and electric oven. Plumbing for automatic washing machine. Access to cellar. Stairs to first floor. Door and window to rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Storage cupboard. Access to loft.

BEDROOM ONE

15'8" x 9'2"

Window to rear. Radiator.

BEDROOM TWO

16'0" x 8'6"

Window to front. Radiator.

BEDROOM THREE

11'5" x 6'10"

Window to front. Radiator.

BATHROOM

With three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Storage cupboard. Window to rear. Radiator.

EXTERIOR

Small garden area to the front of the property. Enclosed patio garden to the rear with on street parking available on John Street and Union Street.

HOW TO GET THERE

From our office in Birstall go down Smithies Lane and take the third turning left onto John Street. The property is at the bottom on the left and can be identified by our For Sale sign.



- LOUNGE & DINING KITCHEN • GARDENS FRONT & REAR • ON STREET PARKING • EPC - tbc • NO CHAIN

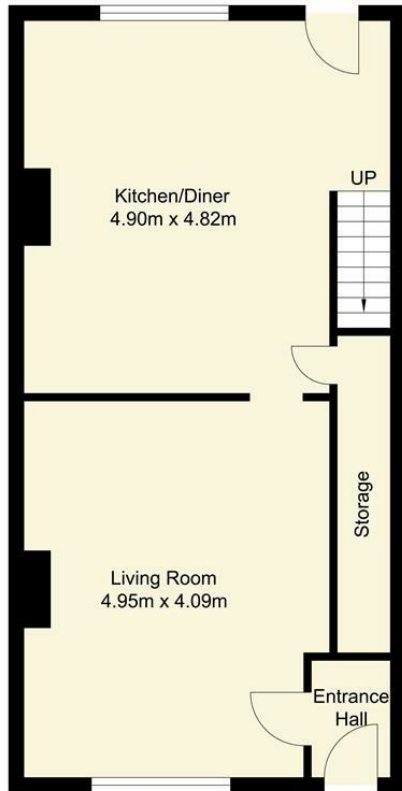




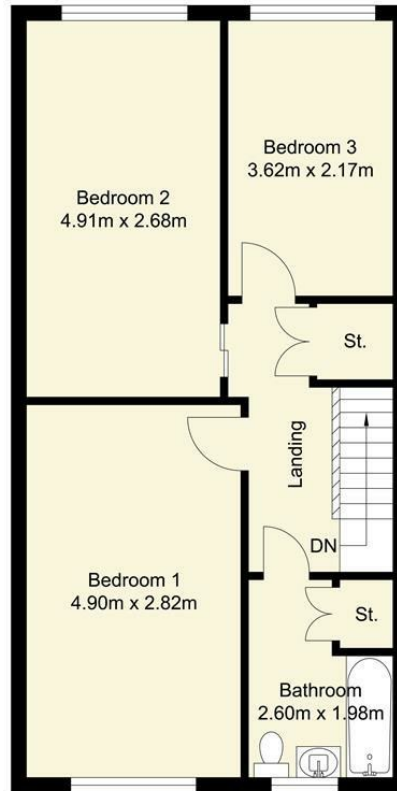
Additional Information

Local Authority - Kirklees
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

Huddersfield Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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