

Birkby Hall Road

Birkby, Huddersfield, HD2 2UZ

Offers Over £290,000

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Nestled on Birkby Hall Road in the charming area of Birkby, Huddersfield, this substantial period residence offers a unique opportunity for those seeking a home with character and space. Boasting four well-proportioned bedrooms and two inviting reception rooms, this house is perfect for families or professionals alike.

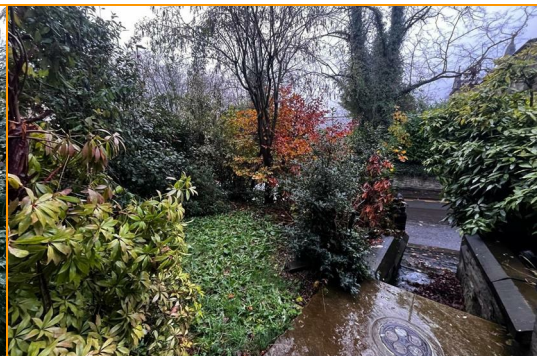
The property is set out over four floors, including a cellar, providing ample room for storage or potential conversion (subject to works and consents). The residence has been well cared for, retaining many of its original features that add to its charm and appeal. With its classic architecture and thoughtful layout, this home is ready for a new lease of life, allowing you to infuse your personal style and modern touches.

Birkby is a popular area, particularly among professionals who appreciate the convenience of easy access to the M62, making commuting a breeze. The neighbourhood is known for its community and local amenities, ensuring that everything you need is within reach.

This property presents a wonderful opportunity to create a warm and inviting home in a sought-after location. Whether you are looking to settle down or invest, this house on Birkby Hall Road is a must-see. Embrace the chance to own a piece of history while enjoying the comforts of modern living.







RECEPTION HALL
A grand period reception hall providing access to all of the ground floor rooms and the first floor via the traditional staircase. Period front door with leaded and stained glass top light over.

LOUNGE
Located at the front of the property with a traditional pair of box sash style picture windows located to the front elevation. Fire place on the chimney breast, coving and high level skirting boards.

DINING ROOM
A formal dining room also featuring period detail and a window to the rear elevation.

KITCHEN
Fitted with a range of wall and base units, provision for a cooker, stainless steel inset sink unit, rear facing window and a door leading out to the rear garden.

BASEMENT
A useful and extensive cellar including former coal store pantry and wash kitchen. Access to the rear garden.

BEDROOM ONE
Located at the front of the property also displaying period features and having a picture window to the front elevation which enjoys a wooded aspect.

BEDROOM TWO
At the rear with coving on display and a window to the rear elevation

BEDROOM THREE
Positioned at the front, a larger single bedroom.

BATHROOM
Fitted with a traditional three piece suite comprising a low level w.c, a wash hand basin and bath with shower over.

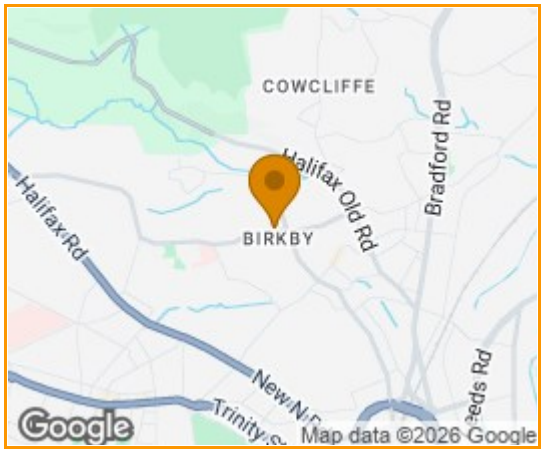
ATTIC BEDROOM
Formerly the servants quarters with a dormer style window to the front.

OUTSIDE
With gardens to the front and rear, both well stocked and established. To the rear is a garage backing out on to a rear access lane.

Tenure (freehold)
We understand that the property is a freehold arrangement.

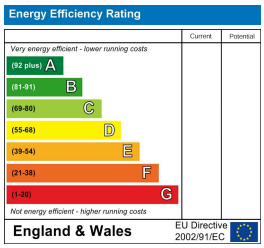
COUNCIL TAX. BAND C.

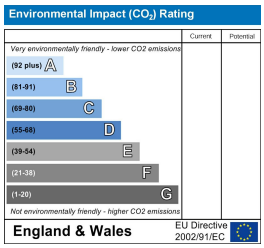
Area Map



Floor Plans

Energy Efficiency Graph





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