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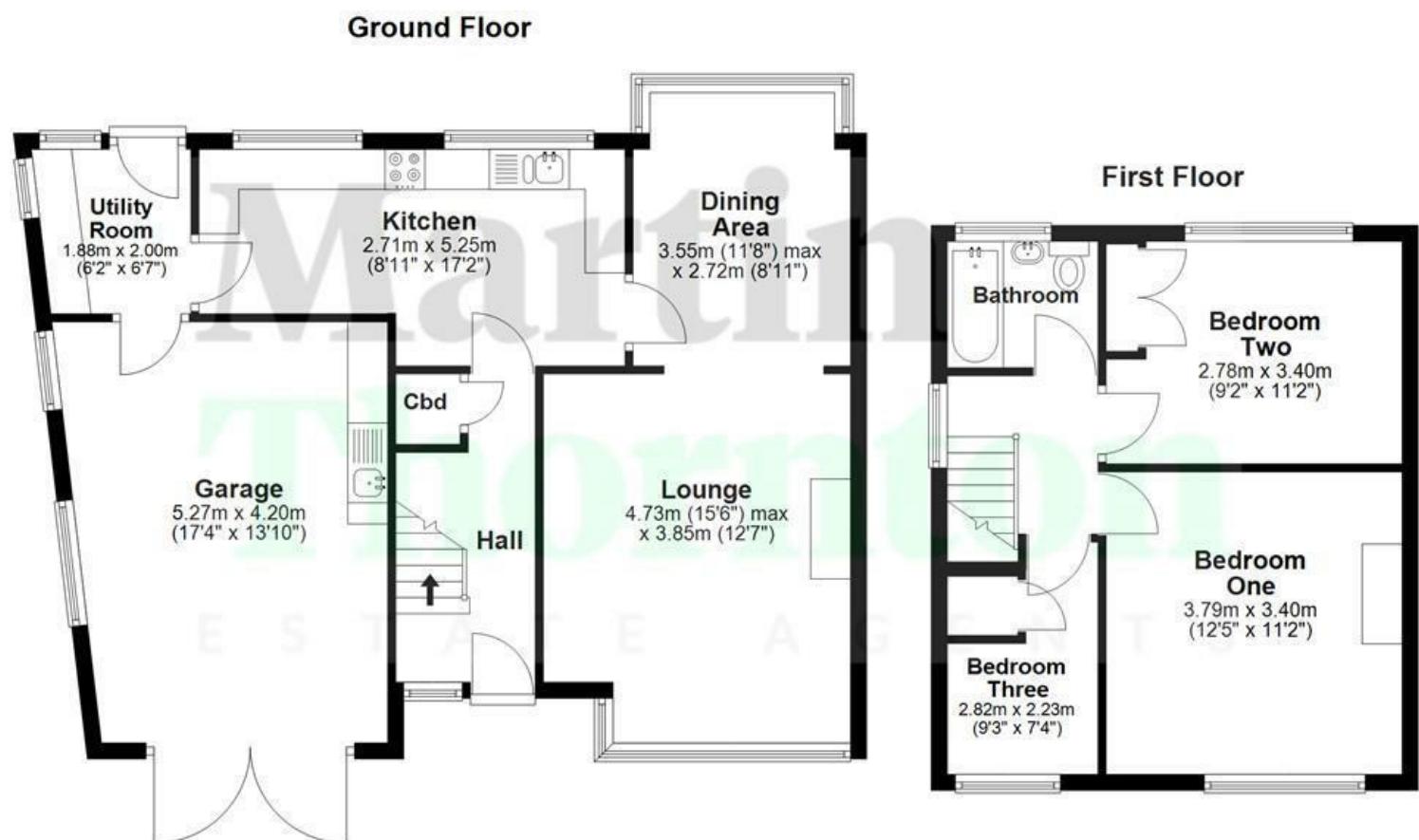
**Yew Tree Road, Birchencliffe
Huddersfield, Yorkshire**

**Offers in the region of
£290,000**

This well-appointed three-bedroom semi-detached home is positioned in this popular and highly sought after residential location. The property is well placed for access to the M62 motorway network, serving Leeds and Manchester, along with Lindley Village, with its various bars, restaurants and schooling. It may well prove suitable for a professional couple of an expanding family. The accommodation comprises an entrance hall, living room, dining/dining room, kitchen, utility and garage. On the first floor are three bedrooms and a modern house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a lawned garden to the front and a block paved driveway providing ample parking and access to an over-sized single garage/workshop, complete with an inspection pit. At the rear, there is a lovely landscaped and fenced two-tier garden with a feature patio, benefitting from a southerly aspect.



Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.



Details

Summary

This well-appointed three-bedroom semi-detached home is positioned in this popular and highly sought after residential location. The property is well placed for access to the M62 motorway network, serving Leeds and Manchester, along with Lindley Village, with its various bars, restaurants and schooling. It may well prove suitable for a professional couple of an expanding family. The accommodation comprises an entrance hall, living room, dining/dining room, kitchen, utility and garage. On the first floor are three bedrooms and a modern house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a lawned garden to the front and a block paved driveway providing ample parking and access to an over-sized single garage/workshop, complete with an inspection pit. At the rear, there is a lovely landscaped and fenced two-tier garden with a feature patio, benefitting from a southerly aspect.

Entrance Hall

A composite style door with double glazed side panel opens to the entrance hall, where there is attractive Amtico style flooring. There is coving to ceiling, a wall light point, a useful under stairs store cupboard and radiator. A balustrade and spindle staircase rises to first floor.



Kitchen

Running across the rear of the property, the kitchen has a lovely outlook towards Castle Hill via two uPVC double-glazed windows. It has a range of modern high gloss wall and base cupboards, drawers, roll-edge work tops with matching upstands, tiled splash backs and a one-and-a-half bowl stainless steel sink unit.

Integrated appliances include a split level hob, a double oven with an overlying extractor hood and a dishwasher. There are inset downlights to the ceiling and a radiator.



Utility

This most useful room has a continuation of the worktops in the kitchen, along with tiled flooring and two uPVC double-glazed windows. There is a wall-mounted ladder style heated rail, inset downlights to the ceiling and a stable style door giving access to the rear garden and patio. A door leads through to the garage.

Garage

This over-sized garage has two uPVC double-glazed windows to the side elevation, along with two ceiling light points, power points and a radiator. There is utility area incorporating plumbing for an automatic washing machine, an inset one-and-a-half bowl sink unit and fitted wall cupboards.



Details

Living/Dining Room

Positioned at the front of the property, this room has lots of light from the front elevation via several uPVC double-glazed windows overlooking the garden and beyond. There is coving to ceiling, a central ceiling light point, power points and a radiator. The focal point of the room is a gas stove, set to the chimney breast, with mounting for a TV above. This room is open to the dining area, which enjoys a continuation of the Amtico style flooring, along with a walk-in bay window with lovely views towards Emley Moor Mast, Castle Hill and beyond. There is coving to the ceiling, a central ceiling light point, power points and a radiator.



Basement Rooms

There are two basement rooms, providing plenty of storage space, one of which is home to the central heating boiler. These areas can be accessed from the garden and have power and lighting.

First Floor Landing

From the entrance hall, a balustrade and spindle staircase rises to the first floor landing, which has a uPVC double glazed window to the side elevation. There is coving to the ceiling, a ceiling light point and access to loft space via a drop-down ladder, which is boarded with a light point.

Bedroom One

This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows overlooking the front garden. It has power points and radiator.



Bedroom Two

This double room is positioned at the rear and has a two uPVC double-glazed windows overlooking the rear garden, with views towards Castle Hill and Emley. It has a ceiling light point, power points and a radiator.





Details

Bedroom Three

This single bedroom is positioned at the front of the property and has been used as a home office. It has a uPVC double-glazed window, a built-in wardrobe over the bulkhead, a ceiling light point, power points and a radiator.



House Bathroom

The bathroom has a white suite comprising a panelled bath with an overlying mains fed shower, a pedestal wash hand basin and a low-level WC. The walls are tiled with a contrasting tiled effect floor, along with coving to ceiling, inset downlights and a wall-mounted ladder style heated towel rail. Additional light comes from the rear elevation via a uPVC double-glazed window.



External Details

At the front of the property, there is a well-maintained lawned garden with mature shrubbery and fenced borders. A block paved driveway provides ample parking and access to the integrated over-sized garaged, complete with an inspection pit, power, lighting and a utility area. At the rear of the property, there is a lovely, enclosed garden with a lawn and patio. Steps lead down from the rear entrance to a third lawned and fenced garden, all benefitting from a southerly aspect.



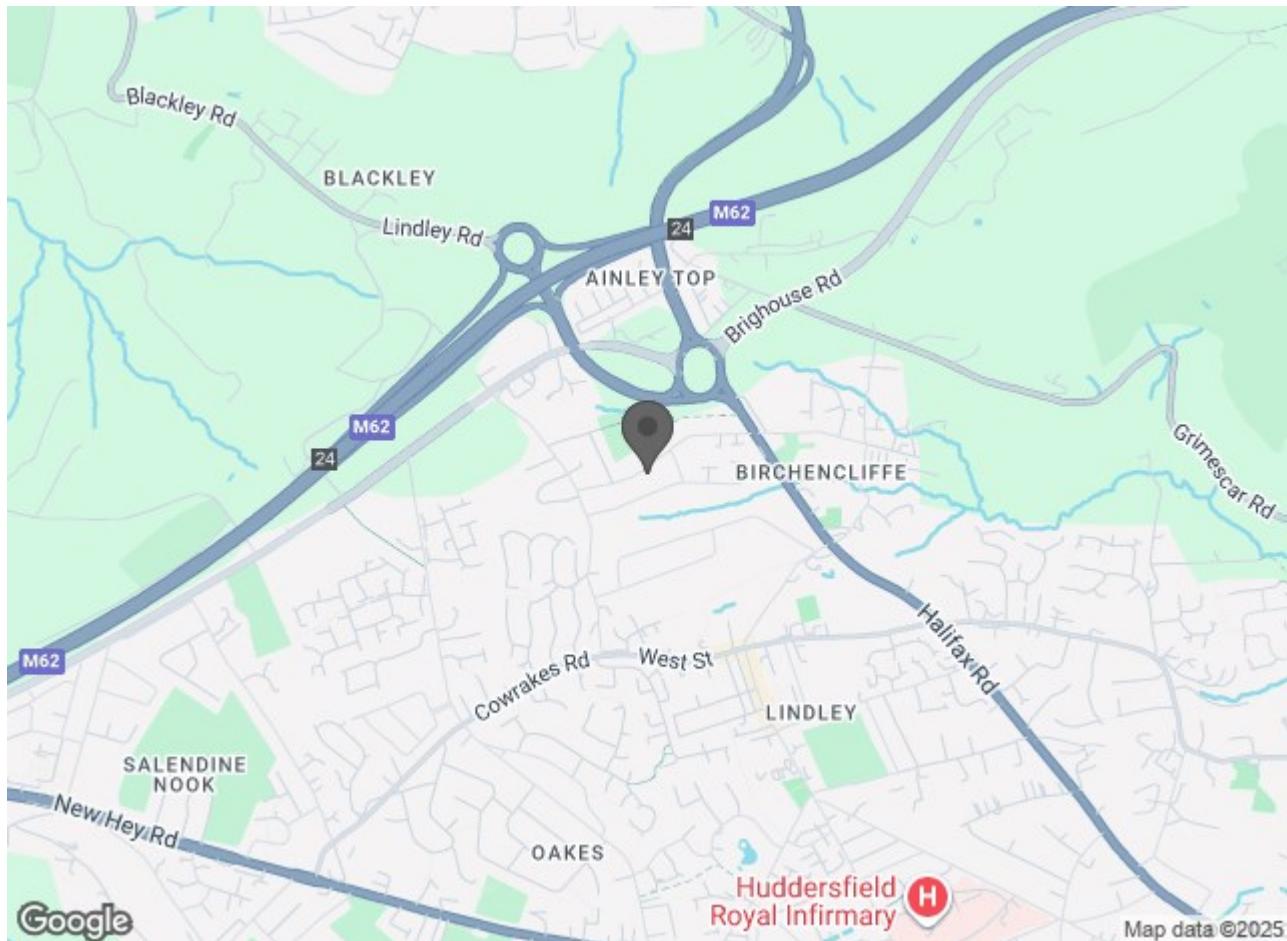
Tenure

The vendor informs us the property is Freehold.

Yew Tree Road, Birchcliffe Huddersfield, Yorkshire



Directions



**Martin
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ESTATE AGENTS

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