



## Limetree Grove, Birkenshaw

**£285,000**

\* SEMI DETACHED \* THREE BEDROOMS \* CORNER PLOT \* MODERN KITCHEN \* CONSERVATORY \*  
\* READY TO MOVE INTO \* GARDENS \* PARKING \* SCOPE TO EXTEND (stpp) \* POPULAR LOCATION \*

Situated in the highly sought after location of Birkenshaw and within walking distance of BBG Academy, is this three bedroom semi detached property.

Having potential to extend (subject to relevant planning permission) the property would make an ideal purchase for a young/growing family.

The well presented home offers spacious 'ready to move into' accommodation and benefits from a modern fitted kitchen, conservatory and corner garden plot.

Within easy reach of amenities, schools, Birstall retail park and the M62 Motorway.

The accommodation briefly comprises entrance hallway, cloakroom/wc, lounge, breakfast kitchen, conservatory, three first floor bedrooms and house bathroom.

To the outside there are enclosed gardens to the rear, together with a driveway providing off street parking.





### Entrance Hall

With understairs storage and feature radiator.

### Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

### Lounge

13' x 12' (3.96m x 3.66m)

With media wall unit, radiator and double glazed bay window.

### Dining Kitchen

11'9" x 19'8" (3.58m x 5.99m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge/freezer, dishwasher, plumbing for auto washer, breakfast bar, double oven, hob, extractor hood, feature radiator, double glazed French doors.

### Conservatory

14'9" x 7'7" (4.50m x 2.31m)

With radiator and French doors to rear.

### First Floor

With double glazed window.

### Bedroom One

11'3" x 10'2" (3.43m x 3.10m)

With modern sliding door wardrobes, radiator and double glazed window.

### Bedroom Two

12'7" x 11'2" (3.84m x 3.40m)

With radiator, double glazed window and loft access.

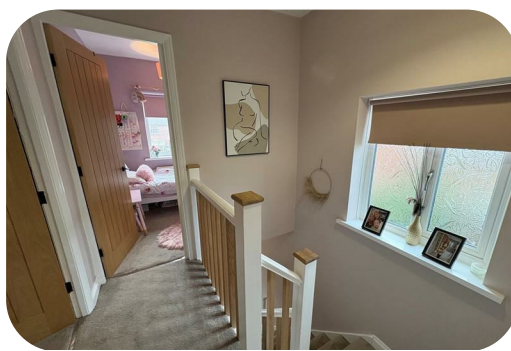
### Bedroom Three

7'6" x 6'9" (2.29m x 2.06m)

With radiator and double glazed window.

### Bathroom

Three piece white suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.





### Loft

Accessed via a pull down ladder. The loft is boarded with velux window.

### Exterior

To the outside there are lawned and bedded gardens to the rear with patio area, together with a driveway providing off-road parking.

### Directions

From our office in Idle village proceed left onto Bradford Rd, right onto Hunsworth Ln, right onto Whitehall Rd West, at the roundabout take the 2nd exit and stay on Whitehall Rd West, at Birkenshaw roundabout take the 1st exit onto Bradford Rd, turn right onto Moorlands Rd, left onto Lime Tree Grove, turn left to stay on Lime Tree Grove.

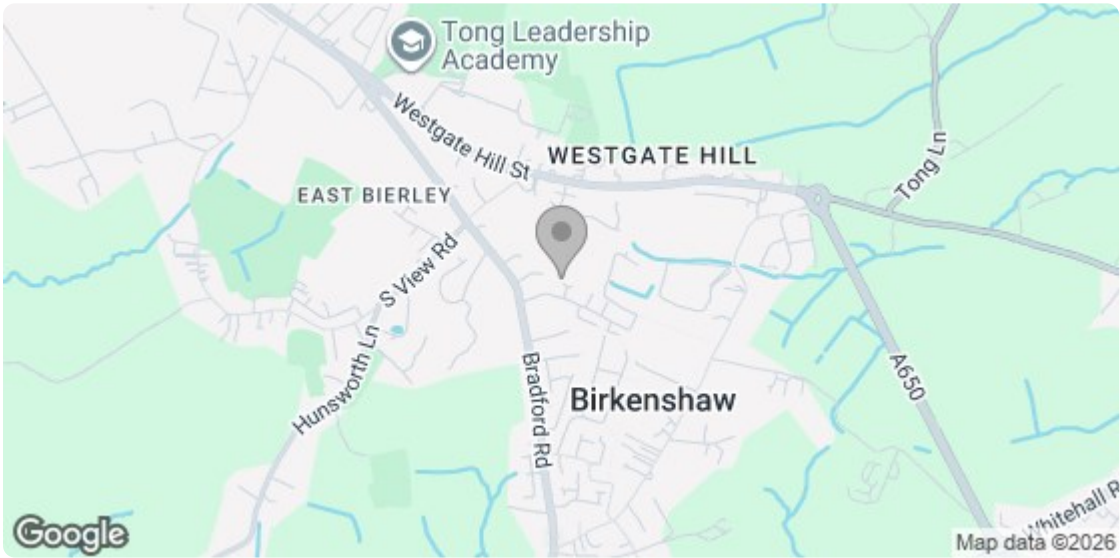
### TENURE

FREEHOLD

### Council Tax Band

C / Kirklees





| Energy Efficiency Rating                       |         |           |
|------------------------------------------------|---------|-----------|
|                                                | Current | Potential |
| Very energy efficient - lower running costs    |         |           |
| (92 plus) A                                    |         |           |
| (81-91) B                                      |         |           |
| (69-80) C                                      |         |           |
| (55-68) D                                      | 64      | 77        |
| (39-54) E                                      |         |           |
| (21-38) F                                      |         |           |
| (1-20) G                                       |         |           |
| Not energy efficient - higher running costs    |         |           |
| England & Wales                                |         |           |
| EU Directive 2002/91/EC                        |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating |         |           |

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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