



122 Birkby Hall Road, Birkby, Huddersfield, HD2 2UZ
Offers Over £325,000

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This simply stunning 4 bedroom terraced property must be viewed to appreciate the character features and substantial living space laid out over four floor levels. Located within a short distance of Huddersfield town centre with its railway links and M62 motorway network, this property would be ideal for an expanding family or professional couple requiring a property they can move straight into. A sympathetic improvement programme by the current owners offers the perfect blend of original character features and modern fittings, with accommodation comprising: entrance hall, lounge with beautiful decorative ceiling, dining room with wood burning stove, kitchen, and a further larger dining kitchen to the lower ground floor with useful cellar and store room. To the first floor there are three bedrooms and house bathroom, and the second floor has a further bedroom, office and shower room. Externally, there is a walled garden to the front with access gate and to the rear a further lawned garden with patio and stone built garden store. Potential to create off road parking to the rear if required.

Energy Rating: D

GROUND FLOOR:

Enter the property via a solid wood entrance door into:-

Entrance Hall

Where there is a balustrade staircase, oak flooring in a herringbone design, coving, picture rail and decorative lincrusta to dado height.

Lounge

15'1 x 14'9 (4.60m x 4.50m)

The main focal point of this room is the magnificent decorative ceiling and cornicing. The lounge and dining room are connected with double doors, so can be opened up into one large area, creating the perfect environment in which to relax and entertain. The oak herringbone flooring runs throughout the living space and natural light floods into the room from the large sash window at the front which has fitted shutters. There is a fireplace with gas fire, picture rail and a tall contemporary radiator.

Dining Room

20'2 max x 11'6 (6.15m max x 3.51m)

Another lovely room with picture rail, coving, multi fuel stove and a large floor to ceiling uPVC double glazed window lets in plenty of natural light.

Kitchen

11'4 x 9'9 (3.45m x 2.97m)

This secondary kitchen is a superb addition to the home, especially if entertaining during the summer months. Fitted with oak flooring and a range of base units with wooden work surfaces and stainless steel sink unit with mixer tap. There is a gas hob, integrated oven and a central heating radiator. French doors lead out to the rear garden.

LOWER GROUND FLOOR:

Dining Kitchen

14'9 x 12'2 (4.50m x 3.71m)

The larger kitchen has laminate flooring and a range of units with working surfaces over, Belfast style sink, gas cooker point, space and plumbing for a dishwasher and washing machine and space for tall fridge freezer. The kitchen houses the central heating boiler, has a central heating radiator and a uPVC double glazed window. Off the kitchen is a store room 9'7 x 3'5 which has an interior light, houses the fuse box and has a central heating radiator.

Cellar

8'9 x 5'9 (2.67m x 1.75m)

Providing additional storage space and having a stone table.

FIRST FLOOR:

Landing

There is a staircase rising to the second floor.

Bedroom

14'11 x 13'1 (4.55m x 3.99m)

A lovely double bedroom situated to the front of the property with a feature cast iron fireplace, picture rail, coving, fitted robe and a sash window.





Bedroom

15'0 x 11'7 to robe doors (13'9 max) (4.57m x 3.53m to robe doors (4.19m max))

Another great double bedroom, situated to the rear and having a cast iron fireplace, picture rail, fitted wardrobes within both alcoves and a sash window.

Bedroom

9'3 x 8'6 (2.82m x 2.59m)

Although the smallest of the bedrooms this would still fit a double bed if required and has a central heating radiator, picture rail, coving and sash window.

Bathroom

Having part tiled walls and a 3 piece suite comprising a bath with shower over and screen, WC and contemporary glass sink. There is also a chrome ladder style radiator, built in airing cupboard and sash window.

SECOND FLOOR:

Landing

The landing has a Velux window and fitted storage cupboards.

Bedroom

22'0 max x 10'7 (6.71m max x 3.23m)

Another lovely room which enjoys lots of natural light from the 2 Velux windows and a uPVC double glazed window. There is a bulkhead, a central heating radiator and access to the eaves.

Office

10'0 x 7'1 (3.05m x 2.16m)

Fitted with a central heating radiator and Velux window. This room gives access to a shower room as well as the loft.

Shower Room

This luxurious suite has tiled flooring, a contemporary sink basin with marble top, WC, walk in shower enclosure, modern chrome radiator and a Velux window.

OUTSIDE:

To the front is a gated walled garden which is screened from the roadside by hedging. The rear garden has a small lawn and flagged patio with stone outbuilding. Off road parking can be created to the rear if required.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via New North Road (A629), at the traffic lights in Edgerton pass straight ahead which automatically becomes Edgerton Road and then Halifax Road. Continue to the traffic lights at Birchcliffe and take the right hand turning into Birkby Road, follow this road which in turn becomes Birkby Hall Road where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

MORTGAGES:

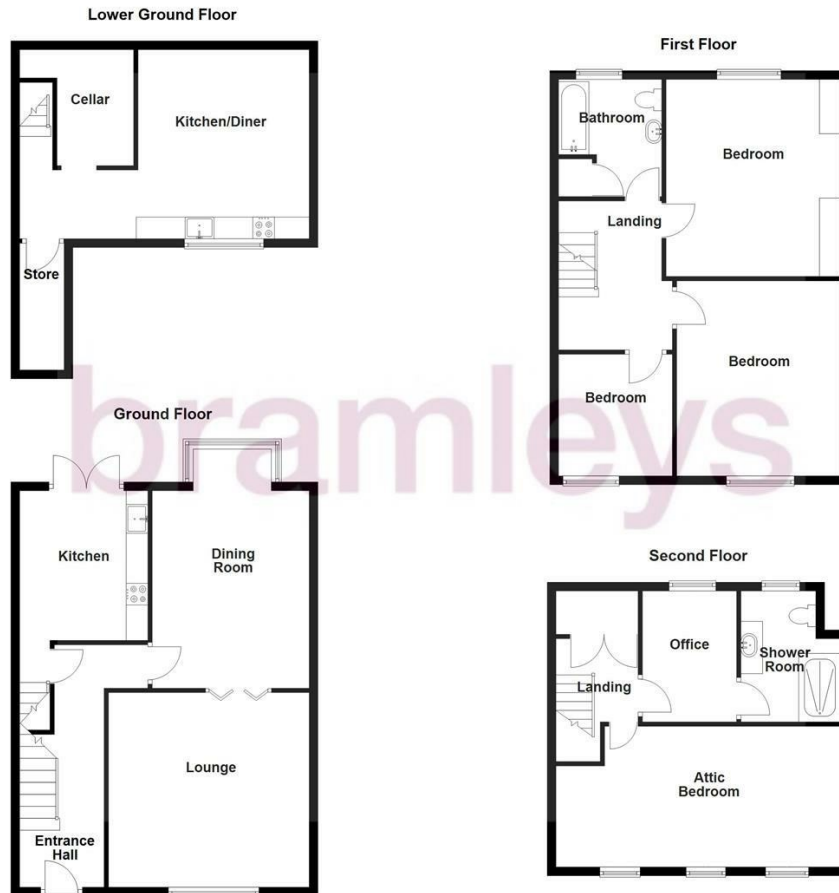
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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