



36 Arnold Avenue, Birkby, Huddersfield, HD2 2TS

£150,000

bramleys



This superb stone built through terrace property is situated in the popular residential area of Birkby, approximately 1 mile from Huddersfield town centre. Being offered for sale with no upward chain, the property has spacious accommodation arranged across 3 levels and has larger than average gardens to the rear. Benefitting from gas fired central heating and uPVC double glazing, the property has accommodation briefly comprising:- entrance vestibule, lounge and breakfast kitchen to the ground floor, with a lower ground floor basement, utility room and 2 additional store rooms. To the first floor, there are 2 good sized bedrooms and family bathroom. The property would make an ideal purchase for the first time buyer or investor buyer alike and only by a personal inspection can one truly appreciate the size, position and quality of this ideal starter home.

Energy Rating: D



GROUND FLOOR:

Enter the property via a uPVC double glazed entrance door into:-

Entrance Vestibule

Which leads to the living room

Living Room

13'7" x 12'11" (4.14m x 3.94m)

Featuring gas and log effect living flame fire set onto a stone hearth with tiled backcloth and timber fire surround and mantel. There is also a central heating radiator and uPVC double glazed window.

Breakfast Kitchen

10'3" x 10'3" (3.12m x 3.12m)

Peacefully situated to the rear of the property and having a range of matching, modern floor and wall units with laminated working surfaces and part tiling to the walls. There is a 4 ring gas hob with in-built oven and grill, overhead extractor fan and light, inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer, plumbing for dishwasher, uPVC double glazed window and central heating radiator.

LOWER GROUND FLOOR:

Utility Room

9'11" x 9'7" max (3.02m x 2.92m max)

There is a central heating radiator, a uPVC double glazed window and rear access door and plumbing for automatic washing machine. An access door leads to the walk-in store room.

Store Room

9'11x x 3'0" (3.02mx x 0.91m)

Fitted with the central heating boiler.

Additional Store Room

13'9" x 13'0" (4.19m x 3.96m)

A spacious additional store room with partial restricted roof height.

FIRST FLOOR:

Landing

Bedroom 1

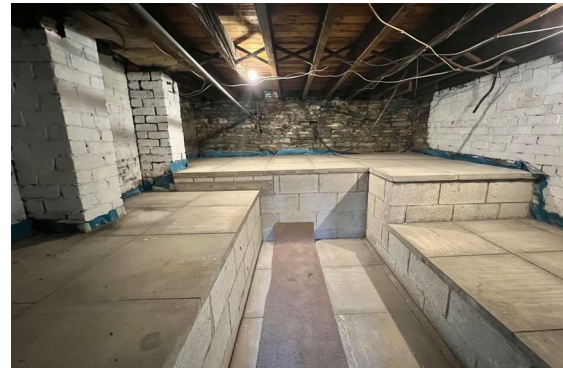
13'1" x 11'3" (3.99m x 3.43m)

Having Victorian style fireplace, there is a picture rail, central heating radiator and uPVC double glazed window.

Bedroom 2

39'4""26'2"" x 22'11""29'6"" (12'8" x 7'9")

Fitted with a central heating radiator and uPVC double glazed window.



Bathroom

Furnished with a 3 piece white suite comprising low flush WC, pedestal wash basin and panelled bath with overhead shower. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

There is a partly flagged garden to the front as well as a spacious rear garden having flagged patio, a lawn and an additional decked seating area.

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 St John's Road for about 1 mile as it becomes Wheathouse Road, then turn right at the mini roundabout onto Birkby Hall Road and then turn left onto Arnold Avenue. The property can be found after a short distance on the right hand side of the road, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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.

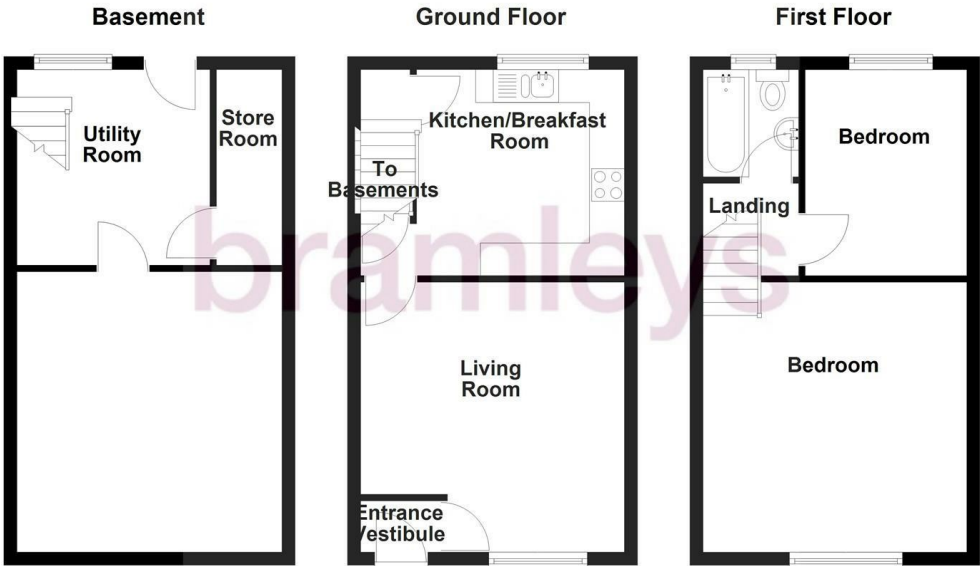
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361



NOT TO SCALE AND NOT TO BE RELIED UPON
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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

