



23 Birkdale Avenue, Lindley, Huddersfield, HD3 3WB

£225,000

bramleys



This end townhouse presents an excellent opportunity for first-time buyers or young families offering 3 bedrooms (2 doubles 1 single/box room) and enjoying a cul-de-sac location. With accommodation comprising:- entrance porch, hallway, modern cloakroom/WC, spacious lounge, dining kitchen, first floor landing, 3 bedrooms and a 3 piece bathroom. Externally there is a lawned garden to front and enclosed low maintenance block paved garden to rear, together with a separate garage located nearby. Situated in the sought after area of Lindley conveniently situated for amenities, schools and access to the M62 motorway network.

Energy Rating: TBA





## GROUND FLOOR:

### Entrance Porch

A set of uPVC double glazed French doors give access to the front porch, which provides storage space for shoes and coats. An internal uPVC door leads into the hallway.

### Hallway

Having oak doors to the lounge and cloakroom/WC. There is also a central heating radiator and staircase rising to the first floor.

### Cloakroom/WC

A modern suite comprising wc, hand wash basin, metro tiling to the walls, ladder style radiator and a uPVC double glazed window.

### Lounge

18'4 max x 13'3 max (5.59m max x 4.04m max)

This L shaped room has a fireplace surround with coal effect gas fire, a central heating radiator, understair storage cupboard and a uPVC double glazed window.

### Dining Kitchen

16'2 x 8'11 (4.93m x 2.72m)

The kitchen has a range of wall and base units with working surfaces over and tiled splash back, there is an integrated gas hob and oven, extractor hood, stainless steel sink unit and space and plumbing for a washing machine. There are two uPVC double glazed windows to the rear, an external door to the garden and ample space for a dining table and chairs.

## FIRST FLOOR:

### Landing

The landing has a built in cupboard housing the boiler, loft access point and a uPVC double glazed window to the side.

### Bedroom 1

13'8 x 9'11 (4.17m x 3.02m)

This double room has a central heating radiator and uPVC double glazed window to the front.

### Bedroom 2

9'10 max x 11'1 (3.00m max x 3.38m)

Another double room with a central heating radiator and a uPVC double glazed window to the rear elevation.

### Bedroom 3/Box Room

7'3 x 6'1 (2.21m x 1.85m)

This single/box room has a central heating radiator and a uPVC double glazed window.





### Bathroom

The bathroom has tiling to the walls and floor, bath with shower attachment over and screen, wc, pedestal wash hand basin, chrome ladder style radiator and a uPVC double glazed window.

### OUTSIDE:

To the front is a lawned area with pathway down the side of the property. The rear garden is enclosed with timber fencing and is block paved for easy maintenance. There is a shed to the side and a single garage situated at the top of the road (second garage from left on photo). The vendor is currently able to park 1 vehicle outside of the property to the front.

### 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 on Trinity Street. Continue on this road to the Gledholt roundabout and go straight ahead onto Westbourne Road which then becomes New Hey Road. Follow this road to the roundabout and go straight ahead and immediately after the Merrie England on your right hand side take a right hand turning onto Crosland Road. Turn right onto Lytham Way and then right onto Birkdale Avenue where the property can be found.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### 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.

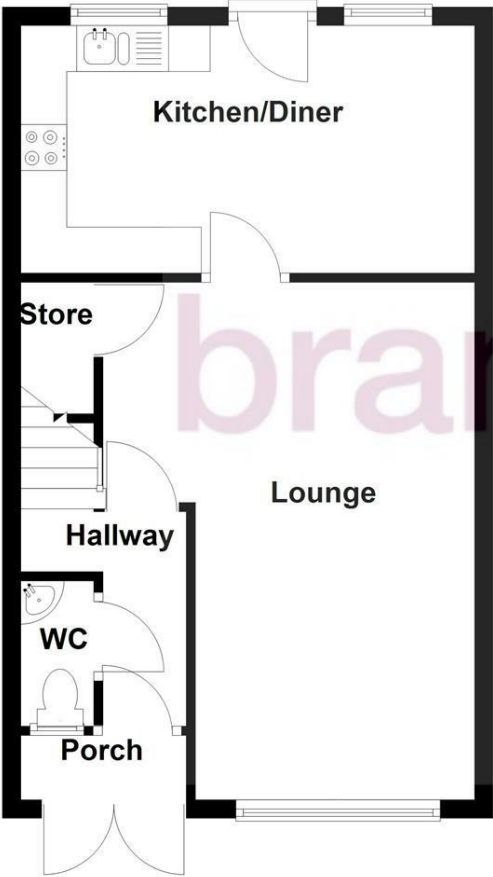




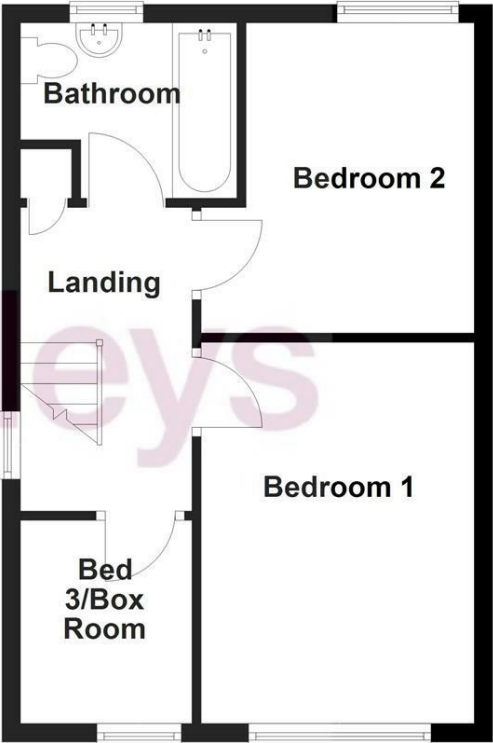




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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