



73 Yew Tree Road, Birchencliffe, Huddersfield, HD3 3QR  
£195,000

bramleys

## NO UPPER CHAIN

Situated in the popular area of Birchencliffe, this well-presented 3-bedroom mid-terrace property is ideal for first-time buyers or family purchasers. Conveniently located for easy access to the M62 motorway network and excellent local amenities, the home also benefits from strong commuter links. Key features include a recently fitted modern bathroom, a newly installed boiler, off-street parking via a private driveway, and a generous rear garden – perfect for relaxing or entertaining. With spacious accommodation throughout and a prime position, this home offers both comfort and convenience.

Energy Rating: D



## GROUND FLOOR:

### Entrance Hall

Access via an external door into the entrance hall, where there is a central heating radiator and stairs leading up to the first floor landing.

### Lounge

14'10" x 13'10" (4.52m x 4.22m)

A spacious lounge with the focal point being the coal effect fireplace set into a decorative mantel and surround. There is a central heating radiator and a uPVC double glazed window to the front elevation.

### Dining Kitchen

17'11" x 8'5" (5.46m x 2.57m)

Having a range of wall, drawer and base units with laminate work surfaces over and a stainless steel sink and drainer unit with tiling to the splashbacks. Integral appliances include a 4 ring gas hob with extractor hood, shoulder level microwave and oven, fridge freezer, and there is

plumbing for a washing machine. There is a useful understairs storage cupboard, a central heating radiator, twin uPVC double glazed windows to the rear elevation and an external door to the rear.

## FIRST FLOOR:

### Landing

Having access to three bedrooms and the house bathroom.

### Bedroom

13'2" x 11'7" (4.01m x 3.53m)

With built in wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom

9'4" x 11'7" (2.84m x 3.53m)

Having a uPVC double glazed window to the rear elevation and a central heating radiator.



## Bedroom

9'10" x 7'11" (3.00m x 2.41m)

With a central heating radiator and a uPVC double glazed window to the front elevation.

## Bathroom

Newly fitted, comprising of a low flush w.c, wash hand basin with vanity unit under and a panelled bath with rainfall showerhead attachment. There is a central heating radiator and twin uPVC double glazed obscure windows to the rear elevation.

## OUTSIDE:

FRONT: To the front of the property, there is a paved driveway with fenced borders.

REAR: To the rear, the property enjoys a sizeable garden laid predominantly to lawn, with tiered decking and fenced borders.

## 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). Proceed through the traffic lights at the junction with Blacker Road onto Edgerton Road which automatically becomes Halifax Road. At the traffic lights by the Cavalry Arms PH continue straight ahead travelling on the main road and after passing the Briar Court on the left take the second left hand turning into Yew Tree Road, where the property can be found on the right identified by a Bramleys for sale board.

## 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.

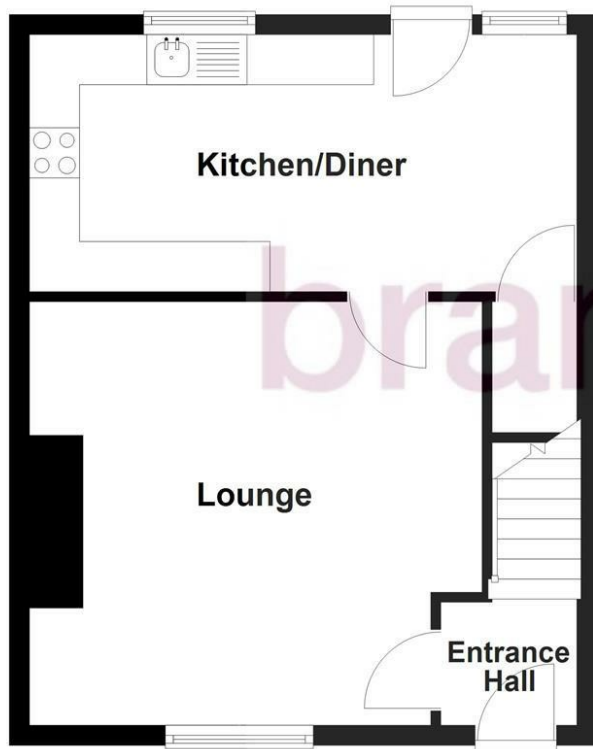
## ONLINE CONVEYANCING SERVICES:

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.

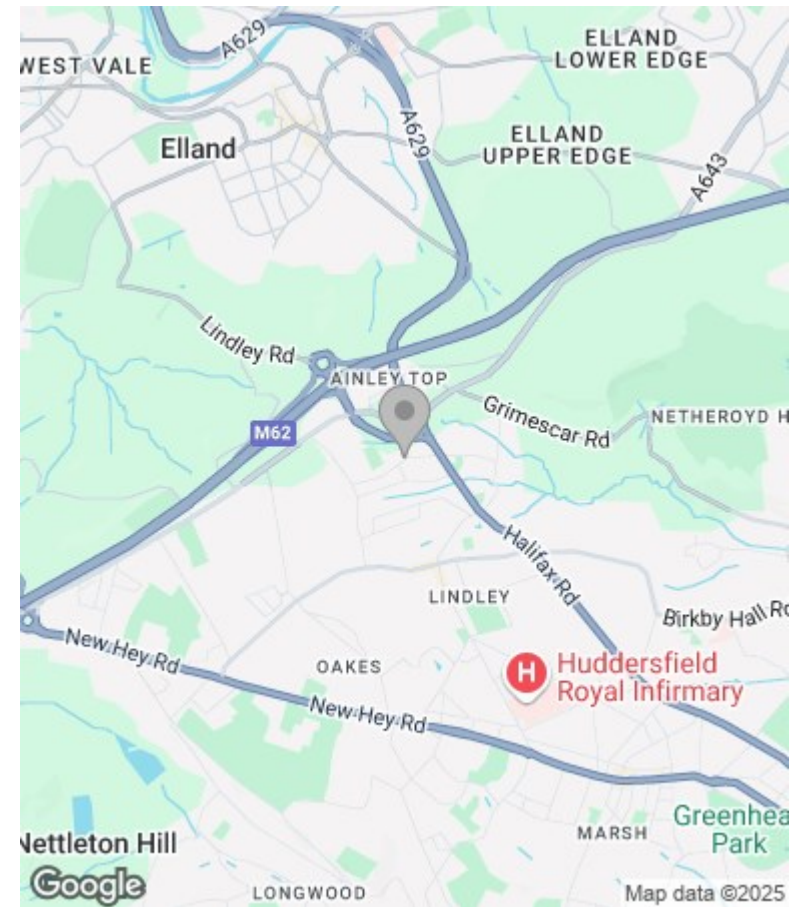
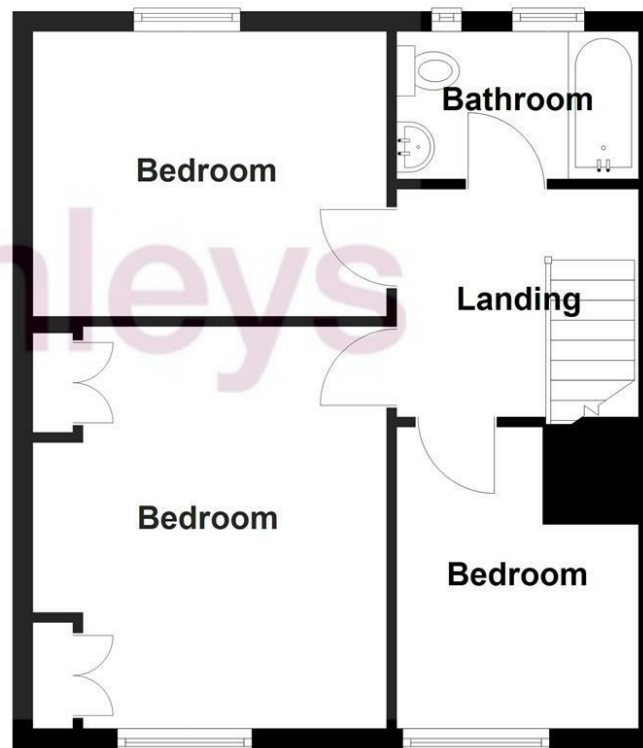




## Ground Floor



## First Floor



### 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

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>84</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

Huddersfield | Halifax | Elland | Mirfield

