



126 Burn Road, Birchenccliffe, Huddersfield, HD2 2EG

£350,000

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This beautifully presented character end terraced property has been much improved by the current owner and offers extremely deceptive accommodation boasting 5 bedrooms and 2 bathrooms. Being an ideal purchase for a professional couple or expanding family requiring access to nearby Lindley and the M62 motorway. The property enjoys flexible accommodation over four floors and briefly comprises: lower ground floor quality fitted kitchen with integrated appliances and wood burning stove, utility, WC and coal cellar. The ground floor has an entrance hall, lounge with feature fireplace and double bedroom with en-suite shower room and balcony with views over the garden and beyond. On the first floor there are 3 further bedrooms, a lovely house bathroom and a large attic bedroom to the second floor. Having gas fired central heating and hardwood double glazing with shutters. Externally, there is a walled garden area to the front elevation and to the rear is a lawned garden with stone flagged seating area and off-road parking, benefiting from a lovely rural aspect to the rear, this property truly needs to be viewed to fully appreciate.

Energy Rating: E





GROUND FLOOR:

Entrance Hall

A hardwood and glazed entrance door opens to the entrance hall which has stone flooring, coving to the ceiling, ceiling rose and a central heating radiator.

Lounge

13'9" x 13'6" (4.19m x 4.11m)

This light and airy room has double glazed windows to two elevations both having fitted shutters, coving to the ceiling, ceiling rose and a central heating radiator. There are lovely exposed floorboards and the main focal point of the room is a fire surround with cast iron inset, open grate, and tiled hearth.

Guest Bedroom 5

12'11" x 13'4" (3.94m x 4.06m)

Set to the rear of the property and enjoying a lovely outlook via the double glazed windows to side and rear. There is a ceiling rose, two central heating radiators and a feature fire with cast iron inset and open grate.

En suite Shower Room

Having tiling to the floor and walls, a large walk-in shower with glass screen, WC and sink unit. There is also a chrome radiator and a hardwood/glazed external door which gives access to the rear balcony.

Balcony

Providing views over the rear garden and beyond, the balcony also provides access to the external stairs which lead down to the garden.

LOWER GROUND FLOOR:

At the foot of the staircase there is access to a coal store.

Dining Kitchen

26'7" x 13'1" (8.10m x 3.99m)

Enjoying natural light from the front, side and rear elevations via double glazed windows. This beautiful fitted kitchen oozes quality and comprises an extensive range of wall and base

units with wooden work surfaces over, Belfast style sink with mixer tap, glass display cabinets and island unit with breakfast bar which also incorporates an under counter fridge and freezer. There is space and plumbing for a dishwasher, space for an American style fridge freezer, space for a large Range style gas cooker with stainless steel extractor hood over. The oak flooring continues from the kitchen area into the dining area, where there is an exposed stone fire surround with matching inset and hearth, home to a wood burning stove. A hardwood and double glazed door leads out to the rear garden area and parking space. The dining kitchen also has two ornate cast iron radiators.

Utility Room

5'4" x 5'9" (1.63m x 1.75m)

The utility is accessed from the kitchen and has space for a washing machine and dryer. It also has access to a built in cupboard and under stair cupboard.

Cloakroom/WC

With a continuation of the oak flooring and having a WC, pedestal wash hand basin, heated towel radiator and extractor fan.

FIRST FLOOR:

Landing

Stone steps lead from the ground floor up to the first floor landing where there is exposed wooden flooring and access to the following rooms: -

Bedroom 1

12'8" x 13'6" (3.86m x 4.11m)

This double bedroom is set to the rear and enjoys a lovely outlook via a double glazed window. There are fitted traditional cupboards with various hanging rails and shelving options, wooden flooring and a further double glazed window provides natural light from the side elevation. The focal point of the room is a cast iron fire surround with matching inset, home to an open grate and slate hearth.

Bedroom 2

13'10" average x 10'2" max (4.22m average x 3.10m max)

This double bedroom is located to the front of the property and has built-in traditional wardrobes to the alcove, exposed floorboards and a central heating radiator. Natural light comes from two elevations via double glazed windows complete with fitted shutters.



Bedroom 3

9'4" x 7'8" average (2.84m x 2.34m average)

Enjoying exposed floorboards, along with a central heating radiator. Natural light comes from the front elevation via a double glazed window with fitted shutters.

Bathroom

Having a Heritage suite comprising WC and pedestal wash hand basin. There is a corner shower enclosure, cast iron bath tub, electric shaver point and heated towel radiator and ornate leaded picture window to the rear.

SECOND FLOOR:

Attic Bedroom 4

19'11" x 19'1" (6.07m x 5.82m)

A staircase continues up to the second floor, where a truly remarkable room will be found. Well- proportioned and suitable for a variety of uses such as a Master bedroom or studio, with a wealth of exposed beams along with inset downlight to ceiling and oak flooring. There is access to under eaves storage to front and rear elevations, power points and a wall mounted gas heater. Views are provided from the side elevation via a large uPVC double glazed window.

OUTSIDE:

To the front of the property there is a cottage style garden with stone walled boundaries, mature shrubbery, a pebbled area and a wrought iron access gate. A passageway to the left of the property provides access to the rear. To the right hand side of the property, a shared driveway leads to the rear. At the rear of the property there is a lovely, stone flagged patio area, access to the bin store and understairs storage area, a small lawned garden with planted beds and off road parking.

Please note, the rear garden doesn't have a defined boundary with the neighbouring property. So the rear external images show the whole external area, however please refer to the title plan within the image line-up which shows the approximate layout of the rear garden which comes with the property.



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), which then becomes Edgerton Road and then Halifax Road. Continue straight ahead at the traffic lights at the junction with East Street and Birkby Road with the Cavalry P.H on your left hand side. After passing Tesco Express turn right into Yew Tree Road and proceed to the end, turn left into Burn Road and the property can be found on the right hand side.

TENURE:

Leasehold - Term: 999 years from 1 November 1884

Rent : £1.20 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

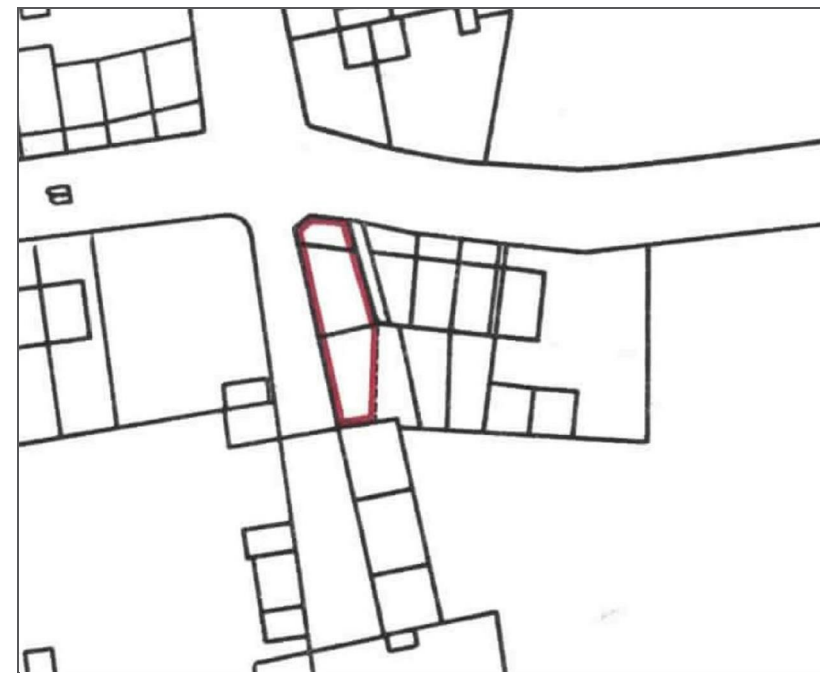
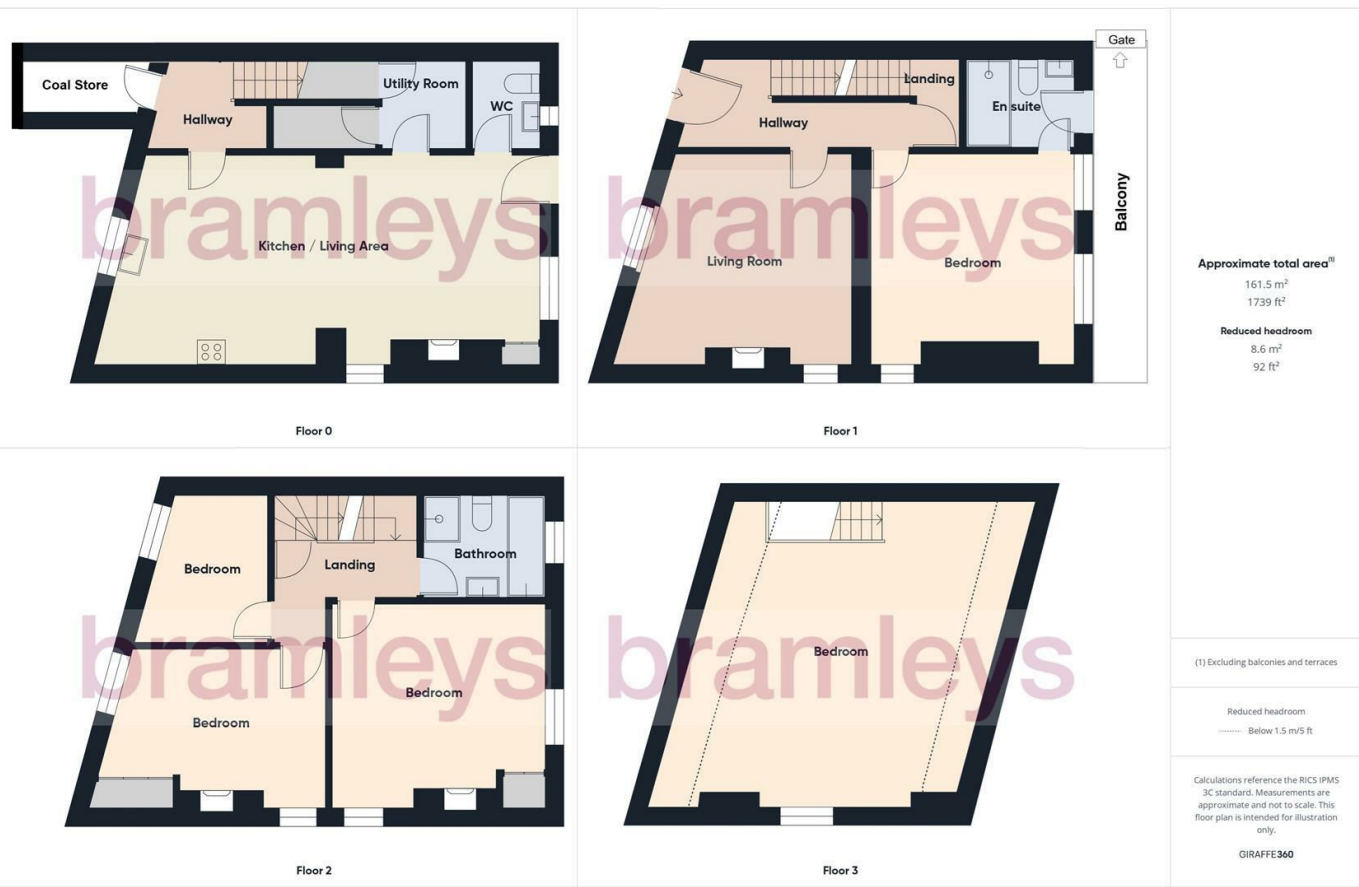
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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





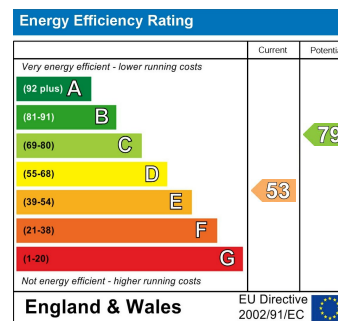


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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