

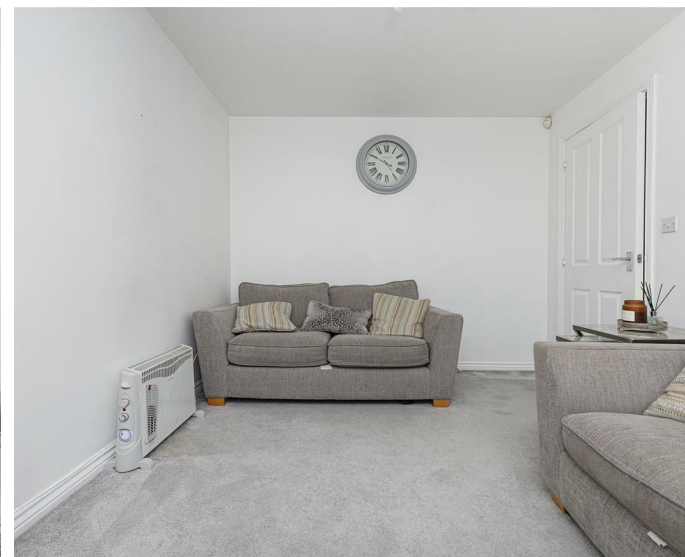


134 Annie Smith Way, Birkby, Huddersfield, HD2 2GD
£275,000

bramleys

This 4/5 bedroom end townhouse is located on this sought-after tree lined development which is within easy reach of local schools and amenities. Offering immaculately presented accommodation and having recently undergone a programme of refurbishment to include re-decoration, new carpets and replacement of the bathroom suites. Having deceptive, versatile accommodation comprising: entrance hall, cloakroom/WC, useful snug which could be utilised as a 5th bedroom, home office or play room if required. There is a spacious dining kitchen on the ground floor which has French doors to the rear garden and at first floor is the lounge, house bathroom and 2 bedrooms. The second floor has two further bedrooms with the master having en-suite facilities and a range of quality fitted wardrobes. Externally, there is a separate garage which has power and lighting and there is a low maintenance lawned garden and patio to the rear. **INTERNAL VIEWING ESSENTIAL TO AVOID MISSING OUT!**

Energy Rating: C



GROUND FLOOR:

Entrance Hall

An entrance door gives access to the entrance hall which has a staircase rising to the first floor, laminate flooring and a central heating radiator.

Cloakroom/WC

Having a modern two piece suite comprising wc, hand wash basin, tiled flooring and ladder style radiator.

5th bedroom/Snug/Home Office

12'2" x 9'1" (3.71m x 2.77m)

This versatile room can be utilised in a variety of different ways and has a central heating radiator and a uPVC double glazed window.

Dining Kitchen

14'7" x 16'9" (4.45m x 5.11m)

The kitchen has tiled flooring and ample space for a dining table and chairs. There is a range

of wall and base units with working surfaces over and a cupboard housing the central heating boiler. There is space for a tall fridge freezer, integrated oven, gas hob and sink unit. Also having an under stair storage cupboard, a uPVC double glazed window and French doors giving access to the rear garden.

FIRST FLOOR:

Landing

Having a central heating radiator and staircase rising to the first floor.

Lounge

16'9" x 10'1" (5.11m x 3.07m)

This light and airy lounge has two uPVC double glazed windows and 2 central heating radiators.

Bedroom 3

8'5" x 9'9" (2.57m x 2.97m)

Having a central heating radiator and a uPVC double glazed window.





Bedroom 4

8'0" x 9'9" (2.44m x 2.97m)

Also having a central heating radiator and a uPVC double glazed window.

Bathroom

This lovely modern suite comprises a bath, wc, vanity sink unit, ladder style radiator, tiled flooring and part tiled walls.

SECOND FLOOR:

Landing

The landing has access to the loft via a hatch and a built in store cupboard.

Master Bedroom

10'1" x 14'8" to robe doors (3.07m x 4.47m to robe doors)

Having quality fitted wardrobes, two central heating radiators and two uPVC double glazed windows.

En suite Shower Room

Another lovely modern suite comprising shower enclosure, wc, vanity wash basin, tiled floor and walls and a ladder style radiator.

Bedroom 2

16'9" x 9'9" (5.11m x 2.97m)

Having a central heating radiator and a uPVC double glazed window.

OUTSIDE:

There is a small paved and gravelled area to the front and secure and private lawned garden to rear (accessed via a gated path down the side or French doors from the kitchen) which provides space to sit out in the warmer months. There is a separate single garage which has internal power and lighting to the right of 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 on St Johns Road after the traffic lights, go straight ahead and take a left hand turning into Annie Smith Way. Continue onto the cul-de-sac where the property can be found tucked away in the far right corner.

TENURE:

Freehold

COUNCIL TAX BAND:

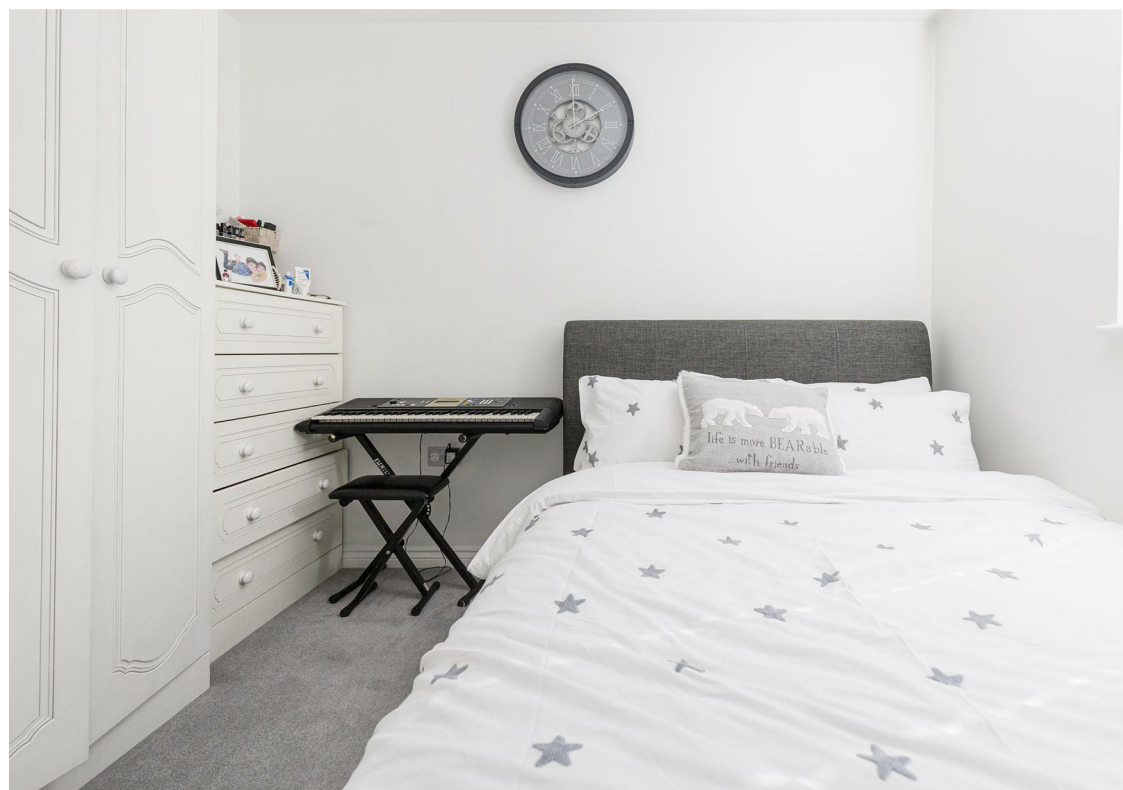
C

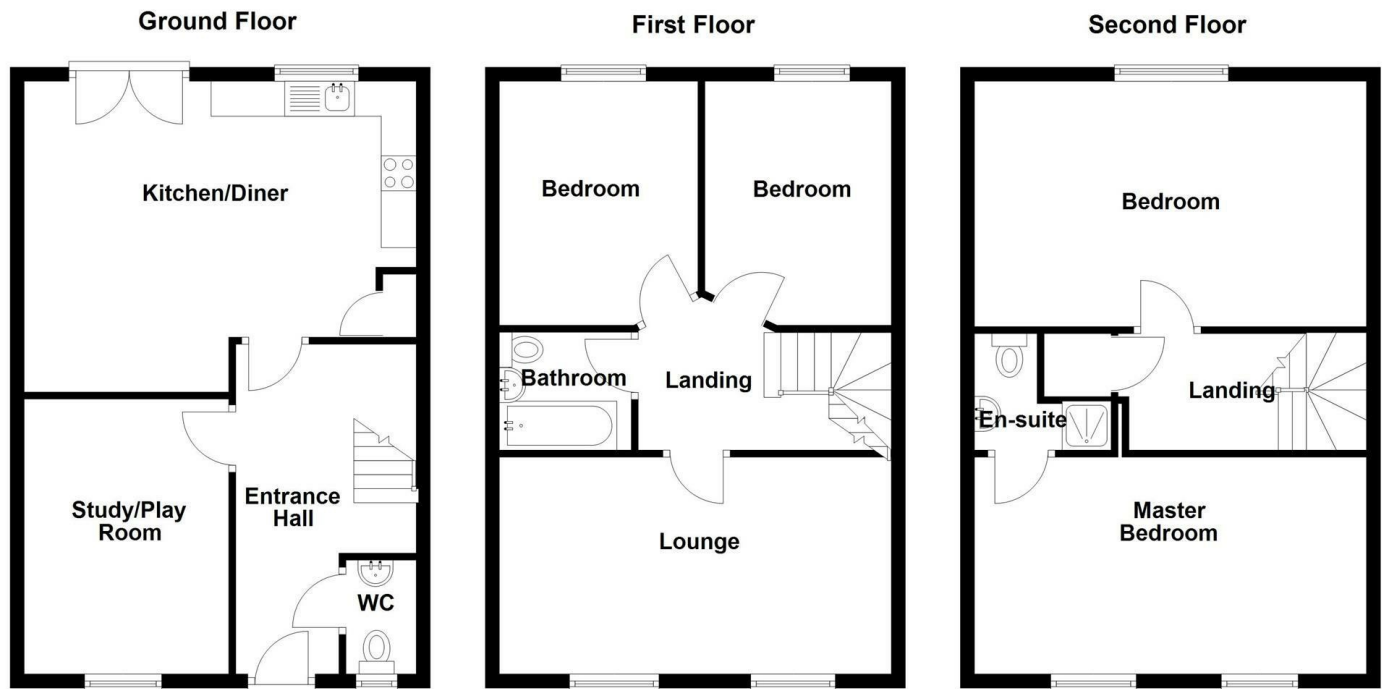
MORTGAGES:

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.





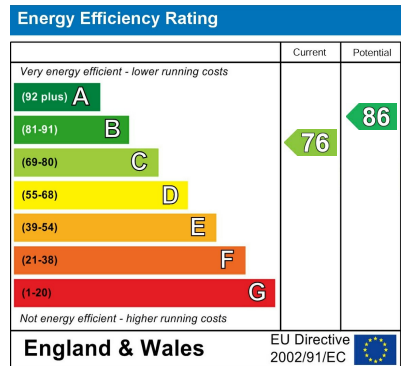
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



Huddersfield | Halifax | Elland | Mirfield

