



99 Birkby Hall Road, Birkby, Huddersfield, HD2 2XE
Fixed Asking Price £385,000

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Displaying a wealth of period features one would normally expect from a property of this era, such as deep sunk skirting boards, heavy ceiling coving, decorative ceiling moulding, stripped pine internal doors and feature fireplaces. This superb property has been extensively refurbished by the current owners and now provides beautifully presented accommodation with a range of high quality fixtures and fittings, including a modern fitted kitchen, Burlington sanitary ware to both the bathroom and en suite, as well as gas fired central heating and uPVC double glazing. Offered with NO UPPER CHAIN and being beautifully presented throughout, with extensive gardens to the rear, this stunning Edwardian semi-detached property forms an excellent proposal for the prospective purchaser. Offering spacious accommodation across four levels to include, 4 bedrooms, 2 reception rooms, en suite to master, 4 piece family bathroom and useful lower ground floor cellars. The property is set on this highly sought after residential position and is well placed for access to local schools, the M62 motorway network and Huddersfield town centre which also has a railway station and University.

Only by a personal inspection can one truly appreciate the spacious living accommodation, together with the extensive gardens.

Energy Rating: D





GROUND FLOOR:

Enter the property through a solid timber external door with leaded and stained glass panels.

Entrance Hall

This light and bright entrance hall is fitted with deep sunk skirting boards, delph rack, a central heating radiator, spindlerail balustrade staircase and heavy ceiling coving.

Lounge

15'0" x 13'6" plus bay (4.57m x 4.11m plus bay)

A spacious reception room which has been tastefully decorated and provides period features such as a large bay window with views across the rear garden, deep sunk skirting boards, decorative ceiling coving and moulding, together with a feature fireplace with cast iron surround and mantel and housing the modern gas and coal effect living flame fire. There are also 4 wall light points. picture rail, central heating radiator and a further antique style low level central heating radiator which is under the bay window.



Dining Room

15'0" x 11'0" (4.57m x 3.35m)

This well proportioned reception room is fitted with a gas and coal effect living flame fire set on to a tiled hearth and backdrop, with period fire surround and mantel. There is a uPVC double glazed window to the rear, as well as deep sunk skirting boards, Parquet flooring, picture rail decor, ornate patterned ceiling coving and ceiling rose.

Kitchen

11'6" x 8'8" (3.51m x 2.64m)

Fitted with a range of matching wall and base units with quartz work surfaces and upstands, integral fridge, inset Belfast style sink unit with brushed chrome mixer taps and a quartz drainer. There is a uPVC double glazed window, space for a wine cooler, space for a range style cooker, timber external door with feature stained glass window above and Parquet style flooring.



LOWER GROUND FLOOR:

A staircase descends to the lower ground floor cellar, which has a storage area with original York stone table top and an internal corridor leads to:-

Store Room 1

11'9" x 9'0" (3.58m x 2.74m)

With electric lighting and making an ideal workshop/store room.

Laundry/Utility

15'1" x 11'0" (4.60m x 3.35m)

What would have been the original kitchen, this room is fitted with a cast iron Victorian fireplace, Belfast ceramic sink, plumbing for a washing machine, power and light points, timber and glazed rear access door.

FIRST FLOOR:

A spindle rail balustrade staircase rises to the first floor landing.

Landing

With a uPVC double glazed window, deep sunk skirting boards, dado rail decor and ceiling coving. There is a period style central heating radiator and access into:-

Bedroom 2

15'0" x 13'2" (4.57m x 4.01m)

A most spacious double bedroom which is fitted with solid timber wardrobes with hanging and shelving facilities, as well as overhead cupboards. There is also a central heating radiator, heavy ceiling coving and uPVC double glazed windows.

Bedroom 3

15'2" x 12'0" (4.62m x 3.66m)

Having a central heating radiator, uPVC double glazed window, ceiling coving and part panelled walls.

Bedroom 4

7'10" x 6'11" (2.39m x 2.11m)

Situated to the front of the property, fitted with a uPVC double glazed window with far reaching views and there is also a central heating radiator.

Bathroom

Furnished with a 4 piece 'Burlington' suite incorporating low flush WC, semi pedestal wash basin, bath with assisted chair lift and a double width walk in shower cubicle which is fitted with a rainwater head and additional hose. There is a chrome ladder style radiator, sunken low voltage lighting, a uPVC double glazed window, part tiled walls and fully tiled floor.

SECOND FLOOR:

Master Bedroom

20'6" x 14'10" max (6.25m x 4.52m max)

A most spacious master bedroom which has stripped pine floorboards, Velux and gable windows, a central heating radiator, cast iron fireplace, recessed walk-in wardrobe area and an access door to the en suite.

En suite Shower Room

Being part tiled to the walls and fitted with a 3 piece white 'Burlington' suite comprising of a low flush WC, semi-pedestal wash basin and fully tiled walk-in shower cubicle with rainwater head and additional hose. There is a chrome ladder style radiator, sunken low voltage lighting, a uPVC double glazed gable window and 2 Velux windows.

OUTSIDE:

To the front of the property, a twin stone pillared entrance with tarmacadam parking apron and adjacent shaped, lawned gardens. To the rear there are superb south facing gardens with a full width, flagged patio, magnificent lawned gardens with mature flowerbeds, bushes and trees. To the conclusion of the garden there is a bark chipped area which has been used as a play 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 New North Road (A629), at the traffic lights in Edgerton pass straight ahead which automatically becomes Edgerton Road and then Halifax Road. Continue to the traffic lights at Birchencliffe and take the right hand turning into Birkby Road, follow this road for approximately 1/2 mile where the property can be found identified by the Bramleys for sale board.



TENURE:

Freehold

COUNCIL TAX BAND:

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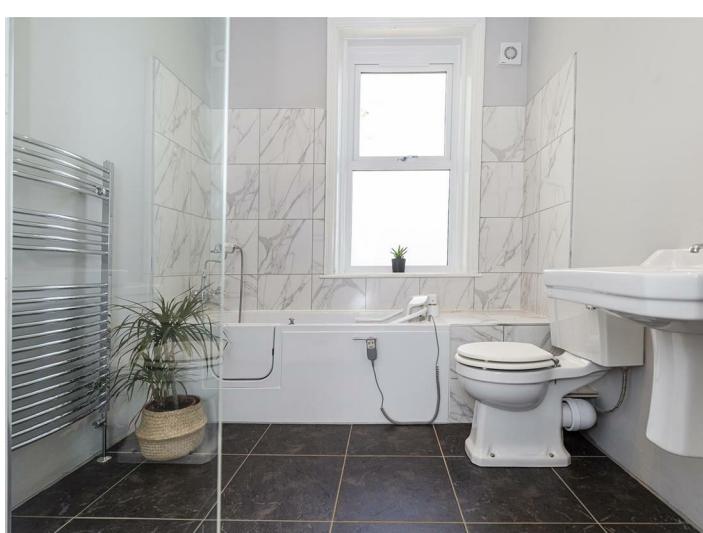
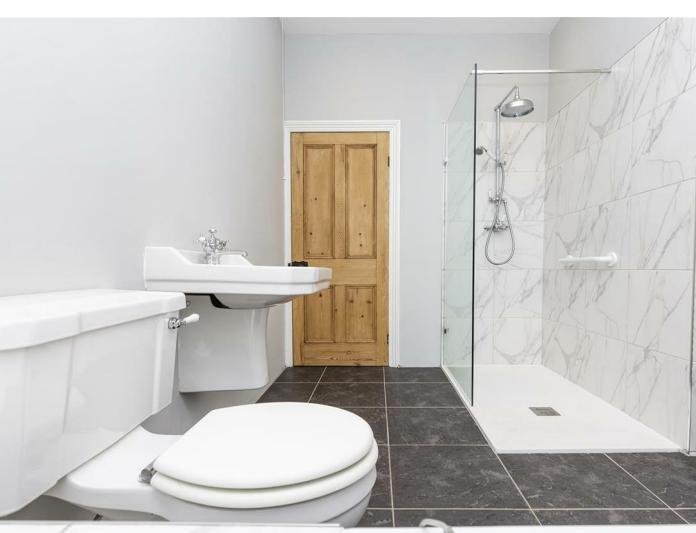
MORTGAGES:

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.







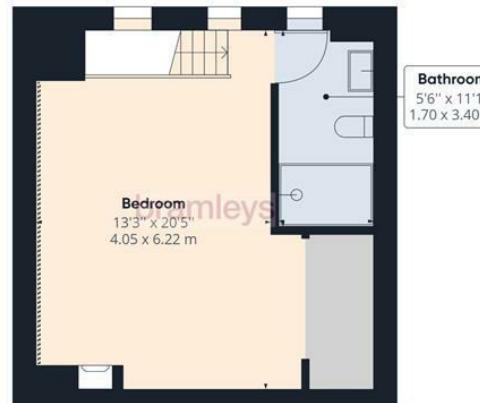
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1968.32 ft²

182.86 m²

Reduced headroom

3.75 ft²

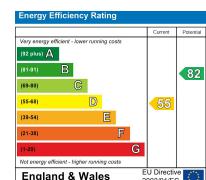
0.35 m²

⁽¹⁾ Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

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