



103 Birkby Hall Road, Huddersfield, HD2 2XE

Offers Over £425,000

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This stunning Edwardian, 5 bedroomed, semi-detached property is located in a highly desirable residential area. Constructed in the early 1900s, the property provides a wealth of period features such as deep sunk skirting boards and period fireplaces. Providing flexible accommodation across 4 levels, the property boasts 5 bedrooms and 2 bathrooms and has an extensive cellar. Featuring extensive lawned gardens to the rear with seating areas and fruit trees, the property would make an ideal purchase for those with a young and growing family. Located approximately 1 mile from Huddersfield town centre and a short driving distance to J24 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

Energy Rating: E





GROUND FLOOR:

Enter the property via a timber and glazed entrance door with leaded panels into:-

Entrance Hall

Where there is a central heating radiator, ceiling coving and spindle rail balustraded staircase.

Lounge

17'6" x 14'3" (5.33m x 4.34m)

Featuring a big square bay window to the rear elevation with leaded and stained glass panels and providing a pleasant view of the rear garden. There is also an open grate fire with tiled hearth and backcloth with fire surround and mantle, ceiling coving, deep sunk skirting boards, picture rail and a central heating radiator.

Dining Room

16'4" x 12'9" (4.98m x 3.89m)

Being open plan to the kitchen and featuring heavy ceiling coving, picture rail, deep sunk skirting boards, a central heating radiator and tiled fireplace with fire surround and mantle.



Kitchen

12'0" x 8'9" (3.66m x 2.67m)

Comprising a range of matching modern floor and wall units with wood block working surfaces, part tiled walls and a 1.5 bowl ceramic sink unit with mixer taps and side drainer. There are a range of integrated appliances including a 4 ring gas hob with in-built oven and overhead extractor fan and light, dishwasher, fridge and freezer.

LOWER GROUND FLOOR:

A staircase leads down to the cellar which comprises several rooms.

Utility Room

7'0" x 5'8" (2.13m x 1.73m)

Fitted with a ceramic sink unit with mixer taps, plumbing for an automatic washing machine and built in store cupboards.

Cellar Room 1

16'5" x 13'0" (5.00m x 3.96m)

Being ideal for storage space and fitted with power and light points.





Cellar Room 2

15'5" x 14'4" (4.70m x 4.37m)

An additional storage room being fitted with power and light points.

Cellar Room 3

9'0" x 8'8" (2.74m x 2.64m)

A third cellar room also fitted with power and light points.

FIRST FLOOR:

Landing

There is a leaded window, ceiling coving and deep sunk skirting boards.

Bedroom

17'5" x 14'5" (5.31m x 4.39m)

Fitted with built-in 6 door wardrobes with hanging and shelving facilities and an original cast iron Victorian fireplace with tiled inset and fire surround and mantle. There are also sash windows to the rear overlooking the garden, a central heating radiator, deep sunk skirting boards, heavy ceiling coving and picture rail.

Bedroom

13'0" x 16'3" (3.96m x 4.95m)

Situated to the front of the property and fitted with sash windows, picture rail, ceiling coving, deep sunk skirting boards and fireplace with fire surround and mantle.

Bedroom

9'4" x 7'4" (2.84m x 2.24m)

Peacefully situated to the rear of the property and being fitted with a picture rail, a central heating radiator and sash window.

Bathroom

Furnished with a 4 piece suite comprising low flush toilet,

pedestal wash basin, deep sunk freestanding ceramic bath and a double width shower cubicle with rainwater head. There is also a central heating radiator/towel rail, leaded and sash windows and oak flooring.

SECOND FLOOR:

Landing

There is a central heating radiator, velux window and a useful study area.

Bedroom

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

There is a velux window, cast iron Victorian style fireplace, a central heating radiator and eaves storage with sliding doors providing hanging and shelving facilities.

Bedroom

18'9" x 9'7" (5.72m x 2.92m)

A spacious double bedroom fitted with both velux and sash windows, a cast iron Victorian style fireplace, a central heating radiator, 2 wall light points and exposed beam.

Shower Room

Furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and fully tiled shower cubicle with rainwater head shower. There is also a velux window and oak flooring.

OUTSIDE:

To the rear, there is an extensive garden with Yorkshire stone flagged terrace and seating area, shaped lawn, rockery, flowerbeds, mature trees and bushes. To the front, there is a double width driveway.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All





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.

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:

Band C







Approximate total area⁽¹⁾
2717.03 ft²
252.42 m²

Reduced headroom
69.41 ft²
6.45 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

