



45 Birkby Lodge Road, Birkby, Huddersfield, HD2 2BE  
£245,000

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This extremely deceptive terraced property has undergone a programme of refurbishment over recent years to include re-plastering of the walls and ceilings to the majority of the rooms, installation of a modern central heating boiler and feature radiators, re-wiring and lovely modern bathroom suite.

Boasting 2 reception rooms and 3 double bedrooms, the property also has planning permission to create a single storey extension to the rear (app no: 2023/62/90976/W). There is also potential to convert the attic space (subject to all necessary consents) giving the new owner the opportunity to expand this already lovely home. This delightful property features a larger than average garden which extends to George Avenue, perfect for young children, pets and entertaining family and friends. Also having off road parking and a detached garage. Being ideally situated for amenities within Birkby and Huddersfield town centre and convenient for M62 motorway network.

Energy Rating: D



## GROUND FLOOR:

### Entrance Hall

A composite double glazed door opens into the entrance hall which has original panelling to delft rack height, there is a spindle staircase to one side rising to the first floor, built in under stair store and a central heating radiator.

### Lounge

12'11" x 13'6" (3.94m x 4.11m)

This comfortable reception room is situated to the front of the property and has a uPVC double glazed window. There are fitted storage cupboards and 2 feature central heating radiators.

### Dining Room

12'5" x 11'4" (3.78m x 3.45m)

Another good sized reception room which is situated to the

rear and has a uPVC double glazed window which looks out over a large garden, there is ceiling coving, a central heating radiator and an original tiled fireplace and hearth with electric fire (there is also a gas point).

### Kitchen

19'0" x 7'5" max (5.79m x 2.26m max)

The kitchen is situated adjacent to the dining room and has two uPVC double glazed windows to the side elevation together with a composite double glazed door leading out to the rear garden. Above the door there is a further uPVC double glazed window, all of which provide this room with plenty of natural light. There is a central heating radiator, tiled floor, base and wall cupboards with work surfaces over and tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap, electric hob, under counter space for washing machine and dishwasher and space for a tall fridge freezer.

## FIRST FLOOR:

### Landing

With three quarter landing having some storage space to one side. The main landing has access to the loft.

### Bedroom 1

12'7" x 12'6" max into wardrobes (3.84m x 3.81m max into wardrobes)

A double room which is situated to the front of the property and has a uPVC double glazed window. There is a central heating radiator and quality fitted wardrobes to one wall.

### Bedroom 2

12'6" x 12'0" (3.81m x 3.66m)

Another good sized double room with a uPVC double glazed window looking out across the rear garden. Also having a central heating radiator.



### Bedroom 3

9'1" x 8'10" (2.77m x 2.69m)

This third double room has a uPVC double glazed window and a central heating radiator.

### Bathroom

9'2" x 7'5" (2.79m x 2.26m)

The bathroom has a uPVC double glazed window and fitted airing cupboard which houses the boiler. There is a feature central heating radiator, part tiled walls, tiled flooring and a modern suite comprising bath with rainfall shower attachment over and separate hand shower and shower screen, hand wash basin with storage beneath and WC.

### OUTSIDE:

To the front of the property there is a wrought iron gate opening onto a pathway which leads to the front door and also gives access to a passageway which leads to the rear garden. The front garden has a lawn with planted flowers and shrubs to the borders. The rear garden is particularly generous in size and can be accessed either from the passageway or from the kitchen. There is a stone flagged patio together with outside cold water tap, level lawned garden with planted flowers and shrubs together with a pathway, beyond the lawned garden there are planted trees and shrubs together with beds. At the foot of the rear garden there is a detached single garage and tarmac driveway.

### PLANNING PERMISSION

Please note, planning permission has been granted for the demolition of the existing garage, erection of replacement garage and single storey rear extension with alterations (app no: 2023/62/90976/W).

### 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 and at the traffic lights go straight ahead, staying on St Johns Road and at the Blacker Road traffic lights take a left hand turning onto Blacker Road and then take a right hand turning into Birkby Lodge Road, where the property can be found.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### MORTGAGES:

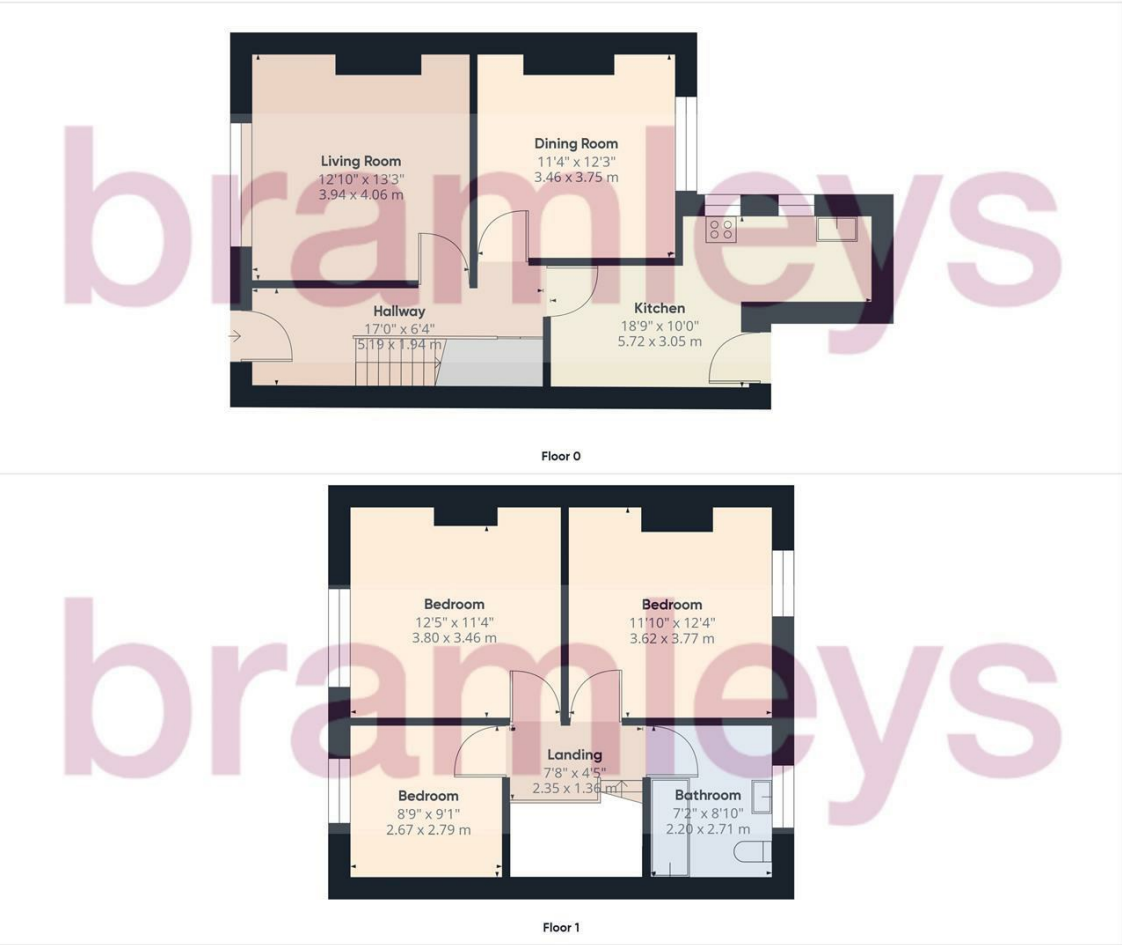
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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





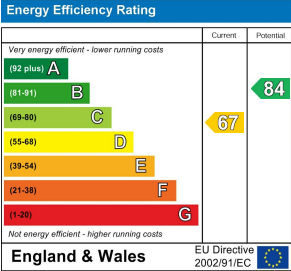


Approximate total area<sup>(1)</sup>  
1033.57 ft<sup>2</sup>  
96.02 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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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