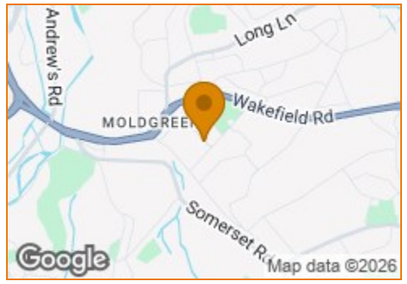
BOULTONS

Terrain Map

Hybrid Map

Terrain Map



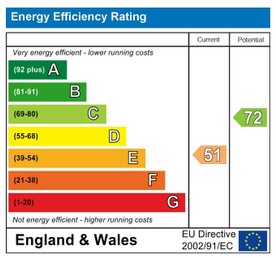
Floor Plan

102 Birkhouse Lane, Huddersfield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Birkhouse Lane

Moldgreen, Huddersfield, HD5 8BG

Offers Around £175,000

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This delightful three-bedroom and surprisingly spacious through house presents an excellent opportunity for both families and first-time buyers. The property boasts two generous reception rooms, providing ample space for relaxation and entertaining. The well-maintained home retains its period features, adding character and charm, while also offering a modern kitchen and shower room that cater to contemporary living.

Offered with no onward chain, this residence is conveniently located near local amenities, the bustling town centre, and the picturesque Ravensknowle Park, making it an ideal choice for those who appreciate both convenience and leisure. The attractive rear garden is a lovely outdoor space, perfect for enjoying sunny days or hosting friends and family.

This property is perfectly "move-in ready", allowing you to settle in without delay. However, it also presents excellent potential for you to personalise and enhance the home over time, making it truly your own. With its blend of traditional charm and modern comforts, this house is a wonderful opportunity not to be missed.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
12'11" x 5'8"

Accessed via a uPVC double glazed front door with privacy glass inset and having a staircase rising tot he first floor with traditional spindles, balustrade and newel post on display along with attractive timber panelling to the staircase. There is a central heating radiator, cloaks hanging and two internal doors leading through to the lounge and dining room.

LOUNGE
16'9" max into bay, 13'0" av x 10'3" to chimney br

A spacious reception room featuring an attractive bay window, part wall and part uPVC double glazed in construction, from which a semi open aspect down Douglas Avenue towards Ravensknowle Park can be enjoyed. The focal point for the room is a traditional fireplace with tiled back, timber surround, conglomerate marble hearth and gas fire within. There is also period coving and two central heating radiators.

DINING/SITTING ROOM
15'9" to chimney breast x 17'8" max

Another generous and well present room with a coal effect gas fire atop a marble hearth and positioned in one of the alcoves is an attractive period dresser style cupboard unit with drawers beneath (glazed). There is a central heating radiator and a glazed internal door leading to the kitchen and a door under the stairs which leads down to the keeping cellar.

KITCHEN
12'2" x 7'5"

Fitted with a range of modern wall and base units with stainless steel bar handle trim, in a white colour scheme with attractive stone effect working surfaces which incorporate a four ring gas hob with stainless steel and glass extractor canopy over and a fitted oven beneath. There is plumbing for a washing machine and a one and a half bowl stainless steel inset sink unit and draining board with mixer tap over. Part tiled splashbacks surround the preparation areas and there is a uPVC double glazed window o the rear elevation and a uPVC double glazed side door with privacy glass inset giving access to the garden. Positioned to the rear exterior wall is a Worcester boiler.

KEEPING CELLARS
16'2" x 6'5" overall

Incorporating the former coal store which houses the gas and electricity meters and fuse board.

In the pantry keeping cellar is a stone table and stop tap. There is also power and light throughout the cellars.

FIRST FLOOR

BEDROOM 1
12'11" x 11'3" max, 10'2" to chimney breast

The aforementioned views towards Ravensknowle Park can be enjoyed via the uPVC double glazed picture window, central heating radiator.

BEDROOM 2
11'7" x 10'9" max, 9'8" min

A double wardrobe is positioned in one of the alcoves and there is a uPVC double glazed window to the rear elevation, central heating radiator.

BEDROOM 3
7'9" max x 5'11"

With bulkhead cupboard storage space and a uPVC double glazed window to the front elevation taking in the attractive aspect.

SHOWER ROOM
6'7" x 8'2" max

Fitted with a double shower, low flush wc and pedestal hand wash basin with mixer tap. There are part tiled splashbacks around the wet areas and a useful cylinder/linen cupboard. To the rear elevation is a uPVC double glazed window with privacy glass inset, fitted mirror fronted medicine cupboard.

FIRST FLOOR LANDING
5'11" x 8'2"

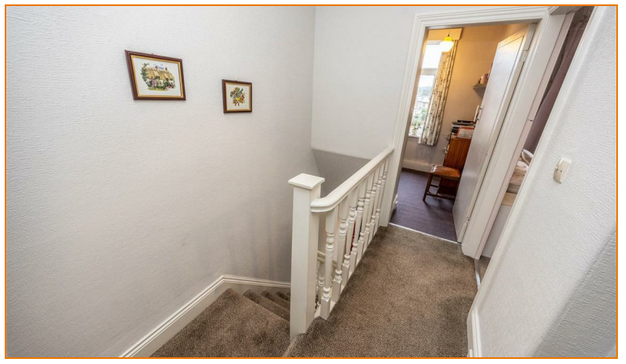
With a continuation of the spindles, balustrade and newel post and a recently boarded up former loft hatch (no access gained to the roof void at the time of the appraisal).

OUTSIDE

To the front of the property is a buffer garden with Yorkshire stone wall and pathway leading to the front door. There is a large, predominantly level, garden to the rear with lawned areas, beds, patio seating, greenhouse and shed.

TENURE

The vendors believe that the property is both freehold and leasehold having purchased the freehold. We have not yet had sight of the purchase so the property is offered on a long leasehold basis namely a 999 year lease from 12th Jan 1912. Ground rent TBC.

COUNCIL TAX. BAND A

BAND A