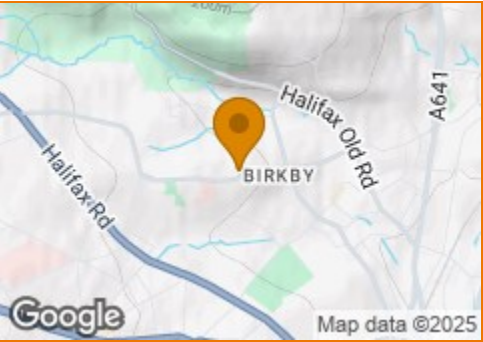


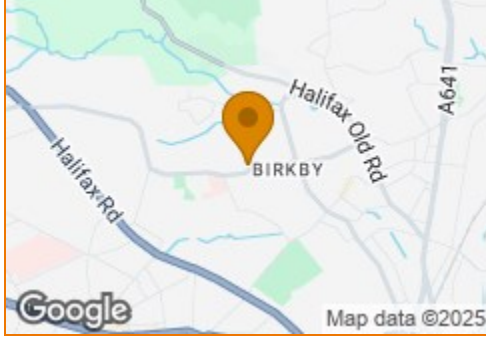
Terrain Map



Hybrid Map



Terrain Map



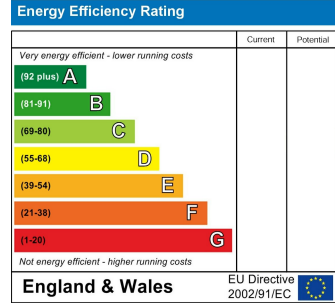
Floor Plan



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



# BOULTONS



## Elmfield Road

Birkby, Huddersfield, HD2 2XH

Offers In The Region Of



CHARTERED  
SURVEYORS



AUCTIONEERS



ESTATE  
AGENTS



VALUERS



LETTING AND  
MANAGEMENT  
SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



# Elmfield Road

Birkby, Huddersfield, HD2 2XH

Offers In The Region Of £275,000



+++ REALSTICALLY PRICED TO REFLECT THE ENOURMOUS POTENTIAL ON OFFER SHOULD YOU TURN THIS ATTRACTIVE & MATURE PROPERTY INTO AN AMAZING MODERN HOME +++

Offered with no onward chain is this delightful end-terrace house offering a perfect blend of period features and enormous potential. Boasting an impressive four bedrooms, this property is ideal for families seeking both space and comfort.

Boasting two formal reception rooms, each displaying character and charm, making them perfect for entertaining guests or enjoying quiet family evenings. The generous layout spans three floors, providing ample room for everyone to enjoy their own space.

Situated on a picturesque tree-lined road, this home benefits from a beautiful setting within the local conservation area while being conveniently located near daily amenities and the local tennis club. The wealth of period features throughout the property adds a unique charm, making it a truly special place to call home.

Well cared for and now ready for a new lease of life making this an ideal opportunity to make your own mark on this beautiful property, and with all the ingredients to turn good into great. Whether you are looking to settle down in a vibrant community or seeking a spacious family home, this property on is not to be missed.

“Grand designers” will be interested to know that there is a scheme lodged with the local authority which been approved for the “Erection of a single storey extension to rear and a dormer with associated alterations (within a Conservation Area) under reference no: 2024/62/93205/W”

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL 14' x 5'5"

Accessed via a timber framed, double glazed front door with privacy glass inset, the hall has a feature staircase rising to the first floor with traditional panelling, newel post and balustrade on display. There is a picture rail, coving and decorative frieze on display along with a central heating radiator and access to the lounge and dining room.

#### LOUNGE 14' x 11'4" max

With high level skirting boards, decorative coving and a central heating radiator. There are excellent levels of natural light to be enjoyed in this spacious reception room via the timber framed, double glazed window positioned to the front elevation, overlooking the well stocked garden and tree lined road. The focal point for the room is a traditionally styled, tiled decorative feature fireplace.

#### DINING/SITTING ROOM 14' x 17'1"

Also with excellent levels of natural light due to the dual aspect windows which comprise a timber framed, double glazed window positioned to the gable end of the property and a uPVC double glazed window to the rear elevation. There is a decorative feature fireplace with a tiled back and heath, three central heating radiators, coving and internal doors giving access to the kitchen and understairs storage area.

#### KITCHEN 12'4" x 7'

Fitted with a range of wall and base units in a light oak effect finish with complementary stone effect working surfaces which incorporate a stainless steel inset sink unit and drainer with mixer tap over and a four ring gas hob. The kitchen is further equipped with a double oven, plumbing for a washing machine and a dishwasher plus provision for additional under-counter white goods. There

are part tiled splasbacks surrounding the preparation areas, a central heating radiator, two uPVC double glazed windows and a side door leading to the exterior of the property.

### FIRST FLOOR

#### BEDROOM 2 13'10" x 10'3" max

With a timber framed, double glazed window to the front elevation, a central heating radiator and a double wardrobe with cupboard storage over providing a full range of hanging and shelving.

#### BEDROOM 3 14' x 10'9"

Positioned at the rear of the property with a uPVC double glazed window overlooking the rear garden and a central heating radiator.

#### BEDROOM 4 7'6" x 6'5"

With a timber framed, double glazed window overlooking the tree lined road.

#### BATHROOM 9'10" x 5'10"

Fitted with a panel bath with shower and splashscreen, hand wash basin and low flush wc, heated towel rail, tiled walls, medicine cupboard and a useful linen cupboard. To the rear elevation is a uPVC double glazed window with privacy glass inset.

#### LANDING 10'1" x 6'5" max

Having a central heating radiator, a continuation of the balustrade and newel post and a staircase rising to the second floor attic rooms.

### SECOND FLOOR

#### DRESSING ROOM/STUDY 14'2" x 10'1"

Positioned at the rear with a Velux skylight to the rear roof slope, shelving, eaves storage and a door leading to the main bedroom.

#### BEDROOM 14' x 11'

With a central heating radiator and a uPVC double glazed window positioned to the front elevation.

### OUTSIDE

There is an attractive and well stocked cottage style garden at the front. The rear garden is a larger predominantly lawned area which enjoys a garage at the rear and there is also an external storage room attached to the kitchen.

### TENURE

We understand that the property is a freehold arrangement, this should be confirmed during the conveyancing process.

### COUNCIL TAX BAND C

