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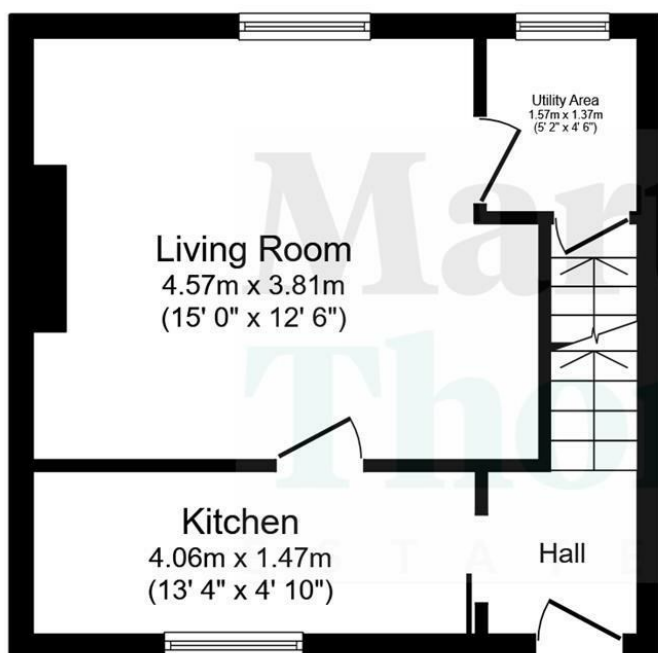
**Halifax Road, Birchencliffe
Huddersfield,**

£775 Per month

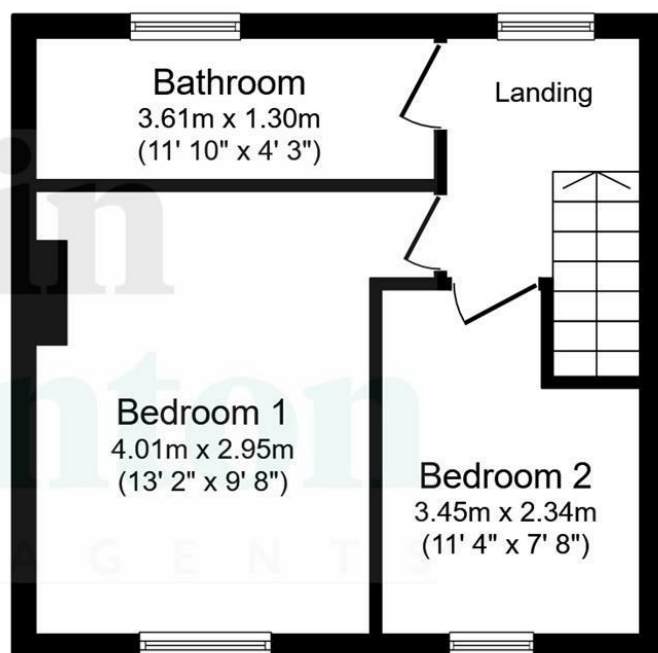
This two double bedroom mid-through terraced property is ready for immediate occupation. It is conveniently placed for access to the M62 and amenities within Lindley Village. The accommodation comprises an entrance lobby, kitchen with some integrated appliances, good-sized living room with gas stove, utility area and access to the cellar. On the first floor are two double bedrooms and a bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is a lawned garden area at the rear and parking is on-road around the corner on Yew Tree Road.

**Halifax Road, Birchencliffe
Huddersfield,**

Floorplan



Ground Floor



First Floor

Total floor area: 58.8 sq.m. (633 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Halifax Road, Birchencliffe Huddersfield,

Details



Entrance Lobby

An external uPVC door gives access to the entrance lobby, which has oak effect laminate flooring and a staircase rising to the first floor accommodation. A sliding pocket style door gives access to the kitchen.

Kitchen

The kitchen is positioned at the front of the property and has units to high and low levels, with worktops and matching upstands and a one-and-a-half bowl stainless steel sink with single drainer. Integrated appliances include a fan oven, electric hob with canopy style filter hood, fridge and freezer. The room has a uPVC window and a radiator. A door leads through to the living room.



Living Room

This reception room is positioned at the rear of the property and enjoys a pleasant outlook from its uPVC window over the rear garden area. The focal point of the room is a deep stone flagged hearth, home to a coal effect gas stove. There is neutral decor and carpeting and a radiator. A uPVC door gives access to the rear of the property and a folding door leads to the utility area.



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Details



Utility Area

This area has wall cupboards, base units and a stainless steel sink with single drainer. It houses the boiler for the central heating system and has a uPVC rear window and a radiator. Access can be gained down to the cellar.



First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing. This has a rear uPVC window and a radiator.



Bedroom One

Positioned at the front of the property, this large double bedroom has a built-in storage cupboard with shelving. There is plenty of space for furniture, a uPVC window and a radiator.



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Details



Bedroom Two

This good-sized bedroom can accommodate a double bed and has a uPVC window to the front elevation. There is also a radiator.



House Bathroom

The bathroom has a white three-piece suite comprising a bath with a shower screen and a wall-mounted shower fitting over, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, an opaque rear uPVC window, laminate flooring and an upright ladder style radiator.



External Details

At the rear of the property, there is a level lawn.



Halifax Road, Birchencliffe Huddersfield,

Directions

