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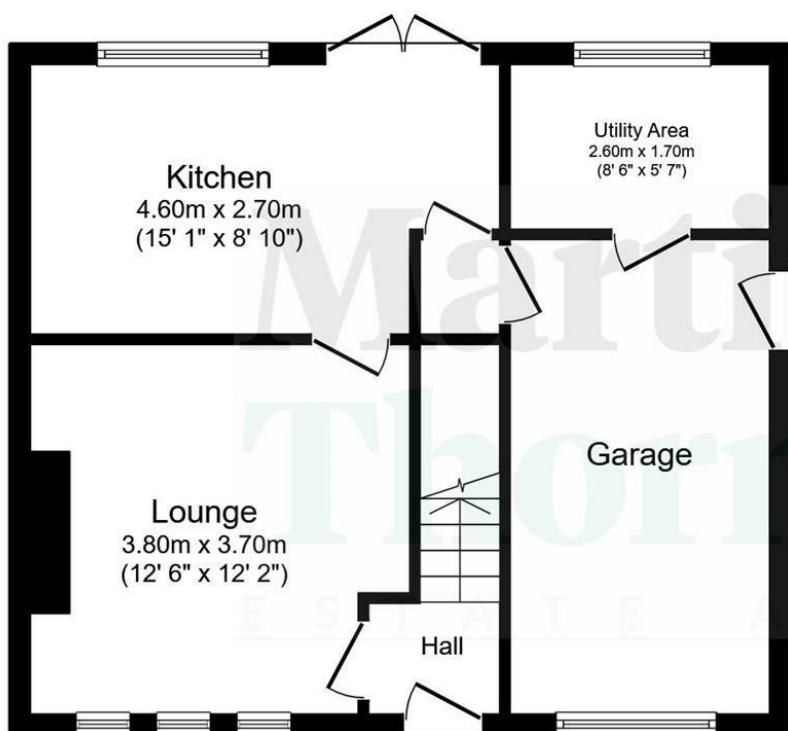
Ainley Road, Birchencliffe Huddersfield, Yorkshire

**Offers in the region of
£200,000**

This two-bedroom end town house in a block of four has ample parking, an attached garage and an open rear aspect. It is located in an ever-popular area, with ease of access to the motorway and well-regarded schooling in Lindley. The accommodation is presented to a high standard throughout and comprises an entrance lobby, living room with a multi-fuel stove, dining kitchen with some integrated appliances and an attached garage/utility. On the first floor, there is access to useful storage in the loft area, two bedrooms and a large and well-appointed bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is ample parking and a garage. The rear garden is a real selling feature, with various seating areas, timber decking and lawns. A large area has been prepared for a workshop/garden room.

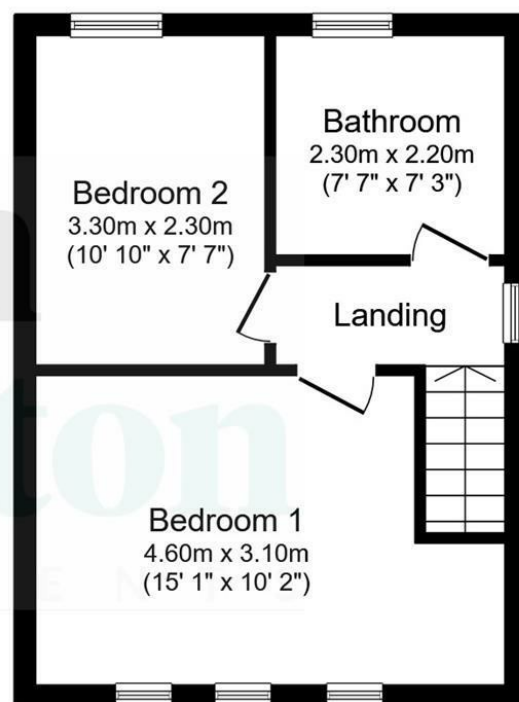
**Ainley Road, Birchencliffe
Huddersfield, Yorkshire**

Floorplan



Ground Floor

Floor area 48.1 sq.m. (518 sq.ft.)



First Floor

Floor area 30.6 sq.m. (329 sq.ft.)

Total floor area: 78.7 sq.m. (847 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

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Details



Entrance Lobby

An external uPVC door with decorative opaque glazed panels gives access to the entrance lobby. This has a contemporary radiator, a staircase rising to the first floor accommodation and an oak door leading into the living room.



Living Room

This good-sized reception room is positioned at the front of the property and is well-appointed with a contemporary, neutral colour scheme. The focal point of the room is a glazed door multi-fuel stove, upon a stone flagged hearth. There is a double-glazed window, coving to the ceiling and a stylish upright radiator. An oak door leads into the dining kitchen.



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Dining Kitchen

This room runs the full width of the home and has wall cupboards and base units, worktops with matching upstands and a stainless steel sink. Integrated appliances comprise a fan oven and a four-ring gas hob, with a splashback and a canopy style filter hood. There is space for a freestanding fridge freezer and plumbing for an automatic washing machine or a dishwasher. The room can accommodate a formal dining table and, being positioned at the rear, it enjoys a pleasant outlook over the garden. There are uPVC French doors leading out onto a patio, a uPVC window and a contemporary upright radiator. An oak door leads to a useful storage area beneath the stairs, perfect for storing shoes and coats, etc. A further door leads into the adjoining garage.



Garage

The garage has an up-and-over door, power and lighting. At the rear, a door leads to a utility area, housing the Ideal boiler for the central heating system. There is plumbing for an automatic washer and space for a condensing dryer.

First Floor Landing

From the entrance lobby, a staircase leads up to the first floor landing, which has a uPVC window to the side elevation and oak internal doors. A drop down ladder gives access to storage within the loft space.

Bedroom One

Positioned at the front of the property, this large double bedroom has twin uPVC windows. There is a useful high level storage cupboard above the staircase, space for further furniture and a radiator.



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Bedroom Two

This good-sized second bedroom is positioned at the rear of the property and has a built-in bed base with drawers beneath and storage cupboards above. It enjoys a pleasant outlook onto the adjoining paddock via a uPVC window. There is coving to the ceiling and a radiator.



Bathroom

The good-sized bathroom has a white three-piece suite. The P-shaped bath has a wall-mounted Mira Atom shower over and a hand-held shower attachment from the mixer tap. There is a wash hand basin with storage beneath and to the side and a low-level WC with a concealed cistern. The walls and floor are tiled. The room has an extractor fan, an illuminated mirror, an opaque rear uPVC window and an upright chrome ladder style radiator.



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External Details

At the front of the property, there is side-by-side parking, which, depending on vehicle size, could accommodate three. There is an attached garage with a gate to the side, providing access to a paved pathway, which continues to the rear. The rear garden is a major selling feature and has a good-sized patio with a gravelled section, perfect for outdoor eating and entertaining, adjoining the French doors in the dining kitchen. There is external lighting. Steps lead down to a lower section and this area has been prepared for a garden room or workshop, for example. Adjoining this is a good-sized timber decked seating area with balustrading, leading to a further gravelled area, a lawn and steps up to a second lawned section. This has walling at the far end and backs onto the adjoining field.



Tenure

The vendor informs us the property is Leasehold and we await further information.

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Directions

