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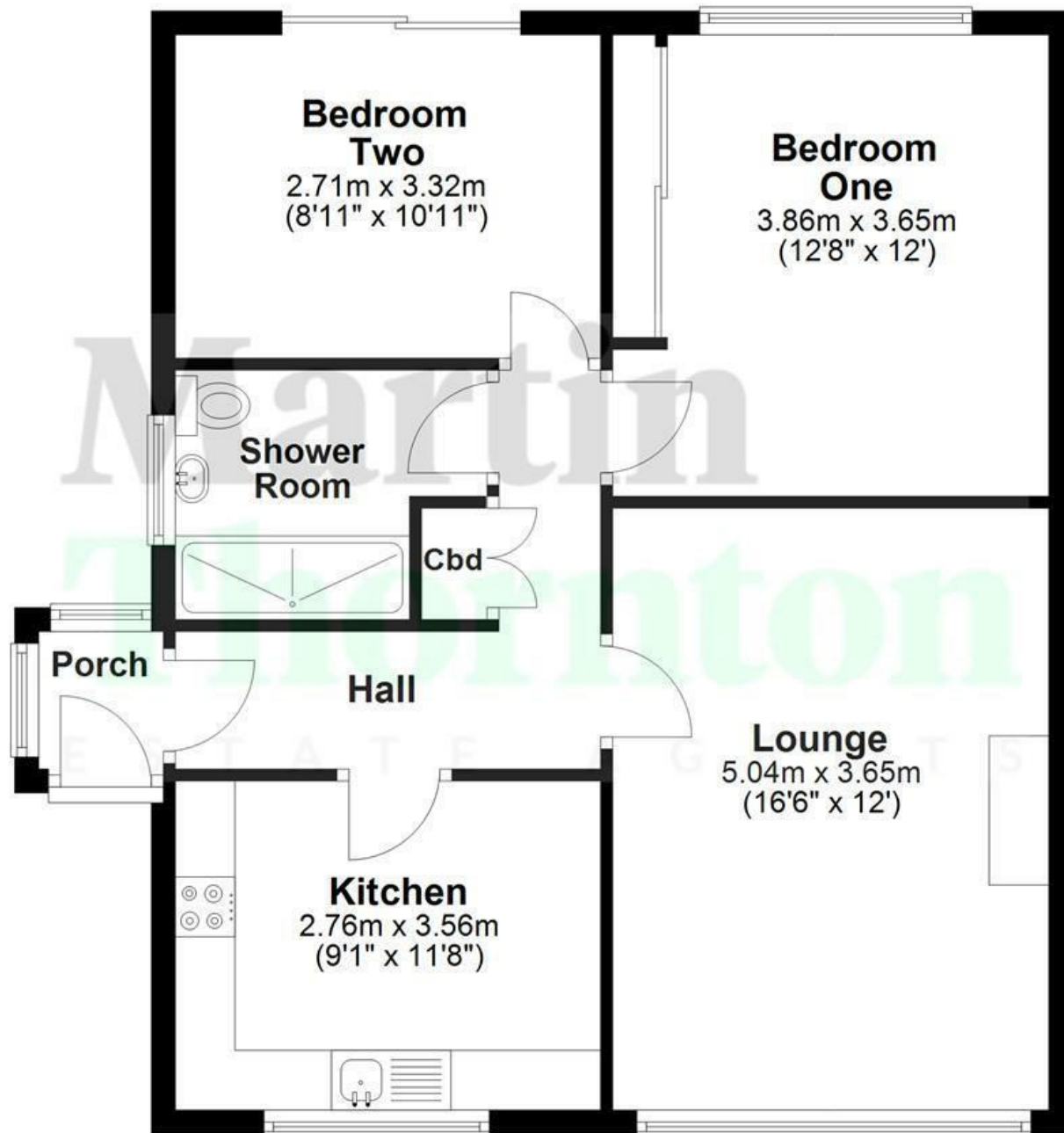
## Briarlyn Road, Birchencliffe Huddersfield,

Offers in the region of  
**£250,000**

This well-appointed semi-detached two-bedroom bungalow is positioned in this popular and sought after residential location. The property has been enjoyed and improved over the last 30 years. The accommodation briefly comprises an entrance porch, inner hallway, dining kitchen, living room, two double bedrooms and house shower room. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a walled and lawned garden with mature shrubbery borders. A flagged driveway provides ample parking and access to a detached garage. At the rear, there is a raised flagged patio with steps leading down to two lawned areas, with fencing, shrubbery borders and a potting shed.



## Ground Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Briarlyn Road, Birchencliffe Huddersfield,

## Details



### Entrance Porch

A uPVC double-glazed door opens to the entrance porch, which has uPVC double-glazed windows to two elevations, tiled flooring and a ceiling light point. A uPVC leded double-glazed door leads into the hallway.

### Hallway

The hallway has coving to the ceiling, a dado rail and a built-in linen cupboard, home to a Vokera central heating boiler. There are two ceiling light points, power points and a radiator. Access can be gained to a large boarded loft which has pull down ladders lights and electric sockets



### Dining Kitchen

Positioned at the front of the property, the kitchen has a range of oak fronted wall and base units, drawers, roll-edge worktops, tiled splashbacks and an inset one-and-a-half bowl sink unit with mixer tap. Integrated appliances include an oven, split-level hob, overlying extractor hood and fridge freezer. There is plumbing for an automatic washing machine. The room has coving to the ceiling, a central ceiling light point, tiled effect flooring and a radiator.



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### Living Room

This principal reception room is positioned at the front of the property and has a lovely outlook via two uPVC double-glazed windows. There is coving to the ceiling, a central ceiling light point, power points, two wall light points and a radiator. The focal point of the room is an ornate fire surround with matching inset and hearth, home to a living flame gas fire.



### Bedroom One

This good-sized double bedroom has wall length fitted wardrobes with hanging rails and shelving. It has coving to the ceiling, a central ceiling light point, power points and a radiator. Two uPVC double-glazed windows overlook the rear patio and garden beyond.



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### Bedroom Two

This double bedroom has in the past been used as a formal dining room and has a set of sliding uPVC double-glazed doors to the rear elevation. It has coving to the ceiling, a central ceiling light point, power points and a radiator.



### House Shower Room

The modern white suite comprises a walk-in shower, home to a mains fed shower, a pedestal wash hand basin with twin taps and a low-level WC. The walls are tiled with contrasting tiled effect flooring. There is a ceiling light point and a radiator.



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### External Details

At the front of the property, there is a lawned garden with mature shrubbery borders. A set of wrought iron gates lead onto a flagged driveway, providing ample parking and access to a detached garage with an up-and-over door. At the rear, adjacent to the garage, there is a raised and flagged patio area with steps leading down to a lawn and a single step to a further lawned area. The lower garden has fencing, mature shrubbery borders and a potting shed.



### Tenure

The vendor informs us the property is Freehold.

# Briarlyn Road, Birchencliffe Huddersfield,

Directions

