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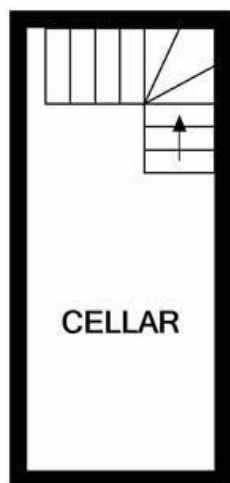
Burn Road, Birchencliffe Huddersfield, Yorkshire

**Offers in the region of
£170,000**

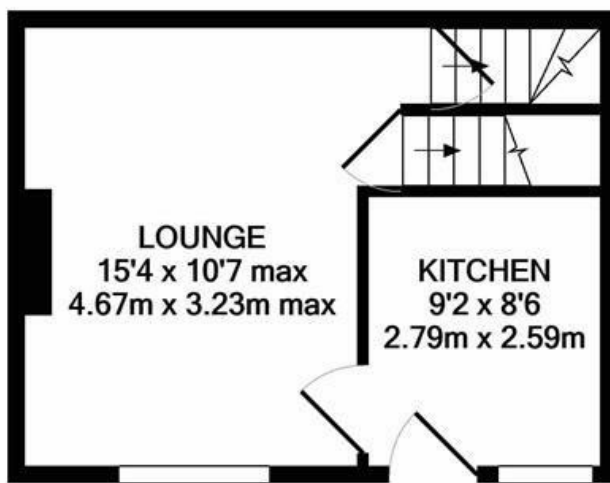
This is a double-fronted end of terrace, presented to a high standard throughout and offering two large double bedrooms. It enjoys a southerly aspect with an enclosed garden and is perfectly placed for amenities within Lindley Village. It is a perfect commuting base with ease of access to the M62 motorway. This home has a stylish, light and bright interior, making viewing an absolute must. The accommodation comprises a spacious living room with a gas stove, separate kitchen with space for appliances and a useful cellar. On the first floor, there is a large double bedroom, a utility area and the bathroom. On the top floor is the second large bedroom with exposed beams and timbers. The property has gas-fired central heating and uPVC double-glazing. Externally, the garden can be a real sun trap and is designed for ease of maintenance, being a perfect spot for outdoor eating and entertaining.

**Burn Road, Birchencliffe
Huddersfield, Yorkshire**

Floorplan



CELLAR

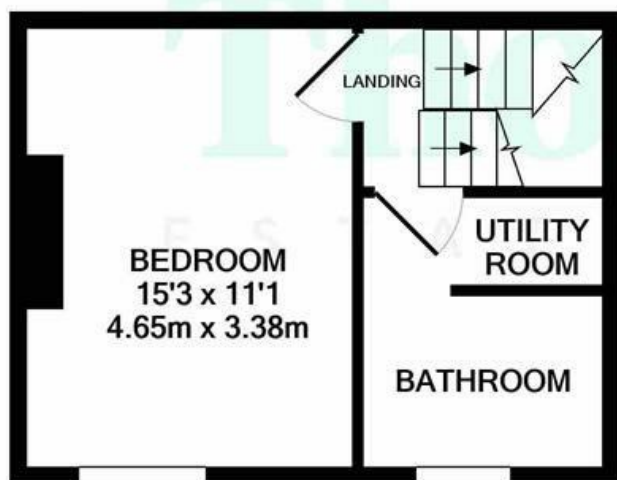


LOUNGE
15'4 x 10'7 max
4.67m x 3.23m max

KITCHEN
9'2 x 8'6
2.79m x 2.59m

CELLAR

GROUND FLOOR



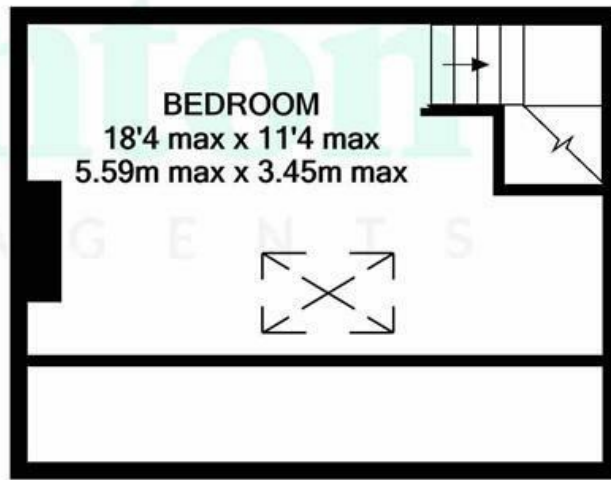
BEDROOM
15'3 x 11'1
4.65m x 3.38m

UTILITY
ROOM

BATHROOM

LANDING

1ST FLOOR



BEDROOM
18'4 max x 11'4 max
5.59m max x 3.45m max

2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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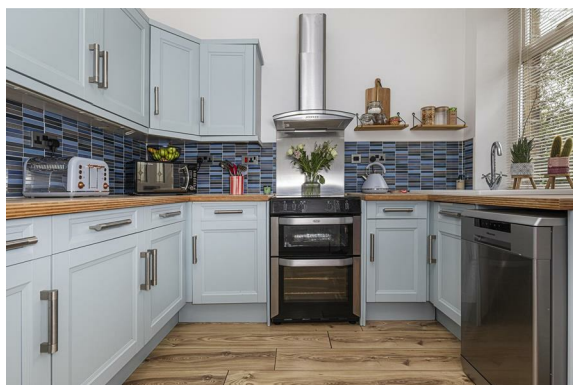
Burn Road, Birchenccliffe Huddersfield, Yorkshire

Details



Kitchen

A composite style door with leaded, double glazed insert opens to the kitchen, which is presented to a high standard. It has a range of wall and base cupboards with wood block worktops and mosaic tiled splashbacks, and a sink unit with a mixer tap. There is a freestanding oven with a stainless steel splashback with a canopy style filter hood above, space for a freestanding fridge freezer and plumbing for a slimline dishwasher. The room has oak style laminate flooring, a uPVC window, neutral decor and a radiator. An oak door leads into the living room.



Living Room

This stylish reception room has an exposed fire surround with a timber mantel above a coal effect gas stove. There is space for a dining table and the room is particularly light and bright with a large uPVC window enjoying a southerly aspect and overlooking the enclosed front garden. There is a radiator and an oak door leads down to the keep cellar.



Cellar

The cellar provides handy additional storage. It has a radiator and houses the boiler for the central heating system.

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Details



First Floor Landing

From the living room, the staircase rises to the first floor landing, where a spindle staircase rises to the top floor accommodation. Oak internal door lead to the following rooms:



Bedroom One

This large and well-presented double bedroom has a uPVC window enjoying a very pleasant aspect over the surrounding area. It has plenty of space for furniture, provision for a wall-mounted TV and a radiator.



Utility Area

This handy space has a worktop, under which is a washing machine, and a wall-mounted chrome ladder style radiator.

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Details



Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a wall-mounted shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is full height tiling to three walls, a large opaque uPVC window, a wall mounted upright chrome ladder style radiator and a shaver socket.



Top Floor Accommodation

From the first floor landing, the staircase continues to the top floor.

Bedroom Two

This large double bedroom is presented to a very high standard with exposed beams and timbers. It has a large Velux window with rooftop views towards Emley in the distance. There is plenty of space for furniture and a radiator.



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Details



External Details

The property enjoys a southerly aspect, with the garden area being a real sun trap. The garden is enclosed by perimeter fencing with a lockable timber gate. It is designed for ease of maintenance and outdoor eating and entertaining. It has coloured slate borders, along with some beautiful York stone paving, external lighting and water.



Tenure

The vendor informs us the property is freehold.

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Directions

