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## **Belton Grove, Birchencliffe Huddersfield,**

**Offers in the region of  
£325,000**

This three bedroom semi-detached family home is located in the well-regarded area of Birchencliffe. The property is within a short distance of the M62 motorway network and nearby Lindley Village with its various amenities. The accommodation comprises an entrance hall, downstairs WC, living room, dining area with patio doors leading out to the rear garden and kitchen on the ground floor. The integral garage has been altered by the current owners and part of this is a utility area/work-from-home study. On the first floor, there are three double bedrooms and a stylish house bathroom. Similar properties on the street have split bedroom one to create an additional bedroom, showing potential for the property to be a four bedroomed house. The property has a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, a block paved driveway provides off-road parking for several vehicles. At the rear, there is an Indian sandstone patio seating area and an artificial lawn, all benefitting from a southerly aspect.

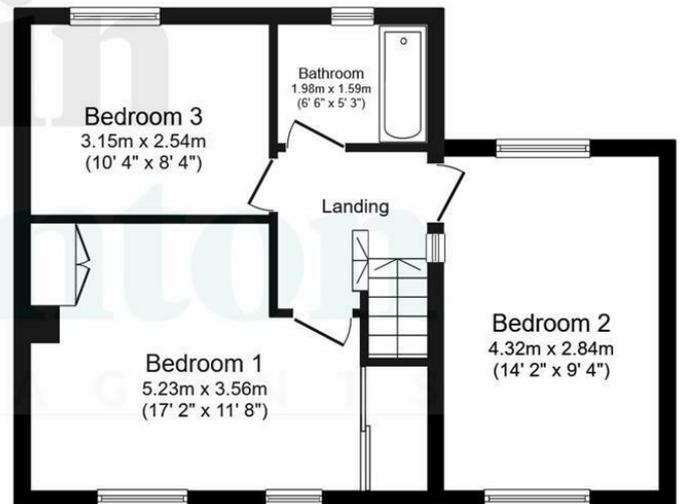
# Belton Grove, Birchencliffe Huddersfield,

## Floorplan



**Ground Floor**

Floor area 59.2 sq.m. (638 sq.ft.)



**First Floor**

Floor area 46.0 sq.m. (495 sq.ft.)

Total floor area: 105.2 sq.m. (1,133 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](http://www.Propertybox.io)

# Belton Grove, Birchencliffe Huddersfield,

## Details

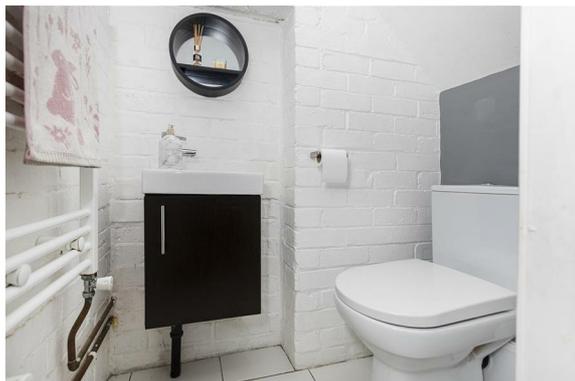


### Entrance

A uPVC door with large double-glazed inserts and a matching side panel opens to the entrance hall, where there is a ceiling light point, an alarm system, hanging hooks for coats and herringbone style LVT flooring running throughout. A staircase leads to the first floor landing and access can be gained to the following rooms:

### Downstairs WC

The white suite comprises a wall mounted vanity hand basin with mixer tap and a low-level WC. It has a wall light point, tile style flooring and a chrome ladder style heated towel rail.



### Living Room

This reception room is located at the front of the property and has a continuation of the LVT flooring and a large uPVC double-glazed window. There is provision for a wall-mounted TV, coving to the ceiling a ceiling light point and a radiator. The focal point of the room is an electric fire set to the chimney breast. A set of timber doors lead into the dining area.



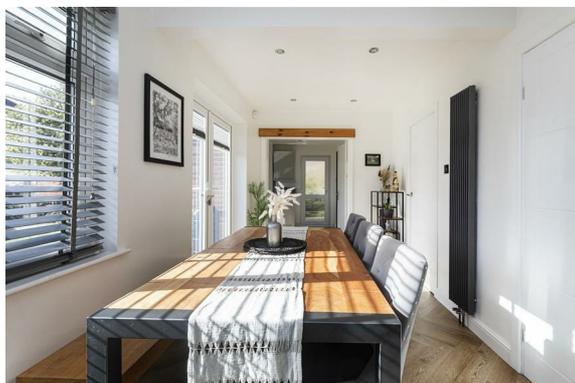
# Belton Grove, Birchencliffe Huddersfield,

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### Dining Area

This room has a lovely outlook over the rear elevation via a uPVC double-glazed window. It has a wall-hung radiator, ceiling downlighting and French doors providing access to the rear garden. An archway with a feature timber beam gives access to the kitchen.



### Kitchen

The kitchen has a range of modern high gloss wall and base units, drawers, roll-edge worktops with matching upstands, and a composite style sink unit with an extendable hose style tap. Integrated appliances include a double oven/microwave, four-ring induction hob with canopy style filter hood, fridge freezer and dishwasher. There is a continuation of the LVT flooring, a uPVC double-glazed window to the rear elevation, ceiling downlighting and a wall-hung radiator. A uPVC door with a double-glazed insert opens to the side of the property. A single step gives access to the garage/utility.



# Belton Grove, Birchencliffe Huddersfield,

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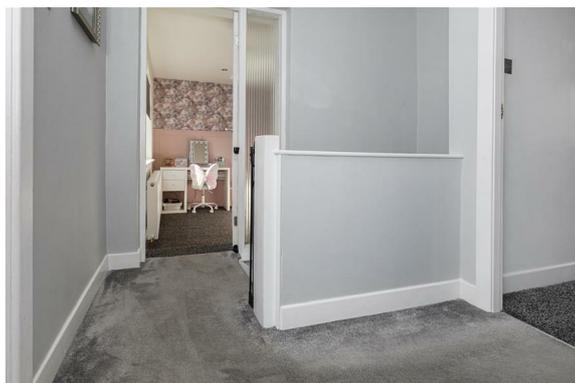
### Garage

The rear part of the garage has been converted into a utility/work-from-home study. There are working surfaces, a ceiling light point and plumbing for an automatic washing machine. A uPVC window allows natural light from the side elevation. This area is home to the Viessmann central heating boiler. A single timber door gives access to the rest of the garage area, which has an electric roller shutter door, power and light.



### First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has a ceiling light point, and access to boarded loft space via a pull-down ladder. Access can be gained to the following rooms:



# Belton Grove, Birchencliffe Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows allowing natural light. It has a built-in wardrobe with hanging rails and shelving, and a walk-in wardrobe with a ceiling light point and plenty of space for storage. Similar properties on the street have split this large bedroom to create a fourth bedroom.



### Bedroom Two

A single step leads down to this double bedroom, which has a dual aspect, with uPVC windows to the front and rear elevations. It has feature panelling to one wall, ceiling downlighting and a radiator.



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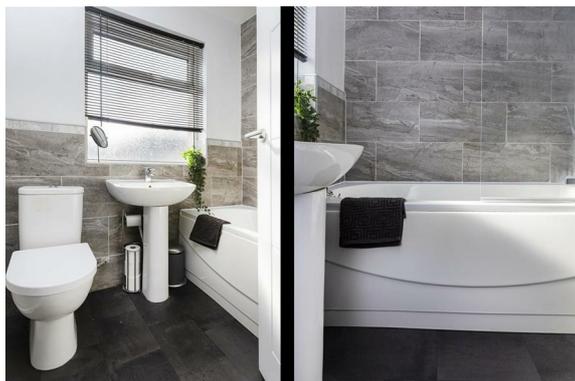
### Bedroom Three

This double bedroom has a central ceiling light point, a radiator and a large uPVC double-glazed window with a pleasant outlook over the rear garden.



### House Bathroom

The bathroom has a white suite comprising a panelled bath with a folding splash screen and a mains fed shower over, a pedestal hand basin with mixer tap and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, a ceiling light point and a ladder style heated towel rail. A uPVC double-glazed window overlooks the rear elevation.



# Belton Grove, Birchencliffe Huddersfield,

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### External Details

At the front of the property, there is a block paved driveway providing off-road parking for several vehicles, security lighting and a wall light point, along with a small front garden/planting area with mature tree and shrubbery. The driveway leads to an integral garage, with a roller shutter door, power and light. A timber gate provides access around the side of the property to reach the rear garden. At the rear, there is an Indian sandstone patio, perfect for outdoor entertaining, and an artificial lawned area with raised beds and borders. The rear garden has fenced and walled boundaries. There is an outside water point, security lighting and the rear garden benefits from a southerly aspect.



### Tenure

The vendor informs us that the property is leasehold, and we await further information.

# Belton Grove, Birchencliffe Huddersfield,

Directions

