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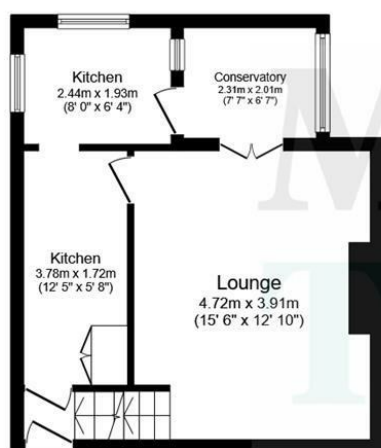
## **Burn Road, Birchencliffe Huddersfield,**

**Offers over £170,000**

This three-bedroom rear terraced property is located in the popular residential area of Birchencliffe. It may prove suitable for a first time buyer or professional couple, looking to access nearby M62 motorway networks and nearby Lindley Village with its various amenities. It would also be a good family home, with nearby recommended schooling. The accommodation comprises a conservatory, breakfast kitchen, living room, two first floor bedrooms and a shower room, along with a double bedroom on the second floor. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a walled garden area with decking.

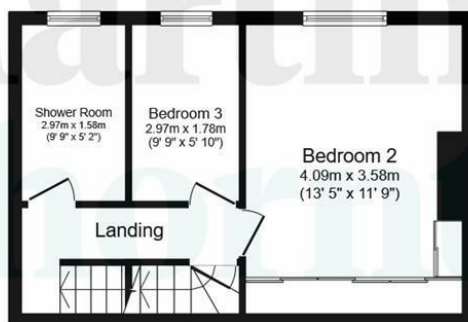
# Burn Road, Birchencliffe Huddersfield,

## Floorplan



Ground Floor

Floor area 37.2 sq.m. (400 sq.ft.)



First Floor

Floor area 34.8 sq.m. (374 sq.ft.)



Second Floor

Floor area 34.8 sq.m. (374 sq.ft.)

Total floor area: 106.7 sq.m. (1,148 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)



# Burn Road, Birchcliffe Huddersfield,

## Details



### Entrance/Conservatory

A uPVC double-glazed sliding patio door gives access to the conservatory, which has uPVC double-glazed windows to the front and side elevation. There is a wall light point, a radiator and a uPVC double-glazed door leads into the kitchen.



### Kitchen

The kitchen has a range of modern wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit. Integrated appliances include an oven and four-ring gas hob. There is plumbing for an automatic washing machine, vinyl style flooring and uPVC windows to the front and side elevations. The breakfast seating area has a useful storage cupboard, home to the Ideal central heating boiler. A timber door leads down to a useful cellar.



### Cellar

This room has base units, power and lighting.

# Burn Road, Birchcliffe Huddersfield,

## Details



### Living Room

Accessed via the conservatory and kitchen, this reception room has a timber fire surround and a marble hearth. There is coving to the ceiling, a ceiling rose, a ceiling light point and a radiator. Stairs lead up to the first floor landing.



### First Floor Landing

The landing has a ceiling light point and a staircase leading up to the second floor landing.



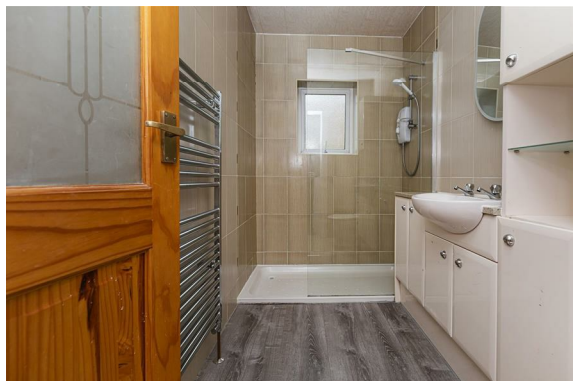
# Burn Road, Birchenccliffe Huddersfield,

## Details



### Shower Room

The white suite comprises a walk-in shower cubicle with a splash screen, home to a Mira electric shower, a vanity wash hand basin with storage below and a low-level WC with a concealed cistern. There is laminate and tile effect flooring throughout, appropriate tiling to the walls, an LED wall-mounted mirror, a ceiling light point and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the front elevation.



### Bedroom Two

This double bedroom is positioned at the front of the property and has an array of fitted wardrobes with hanging rails and shelving, along with fitted drawers to the alcove. It has a uPVC double-glazed window, a ceiling light point and a radiator.



# Burn Road, Birchenccliffe Huddersfield,

## Details



### Bedroom Three

This bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has a ceiling light point and a radiator.



### Bedroom One

From the first floor landing, a staircase leads up to the second floor attic bedroom. This spacious room has two Velux windows, fitted wardrobes to alcoves, two ceiling light points and a radiator. There is plenty of room for furniture.



### External Details

There is an enclosed garden to the front of the property with an outside water point and a decking area, perfect for outdoor entertaining.



### Tenure

**Burn Road, Birchencliffe  
Huddersfield,**

**Details**



The vendor informs us that the property is freehold.



# Burn Road, Birchencliffe Huddersfield, Directions

