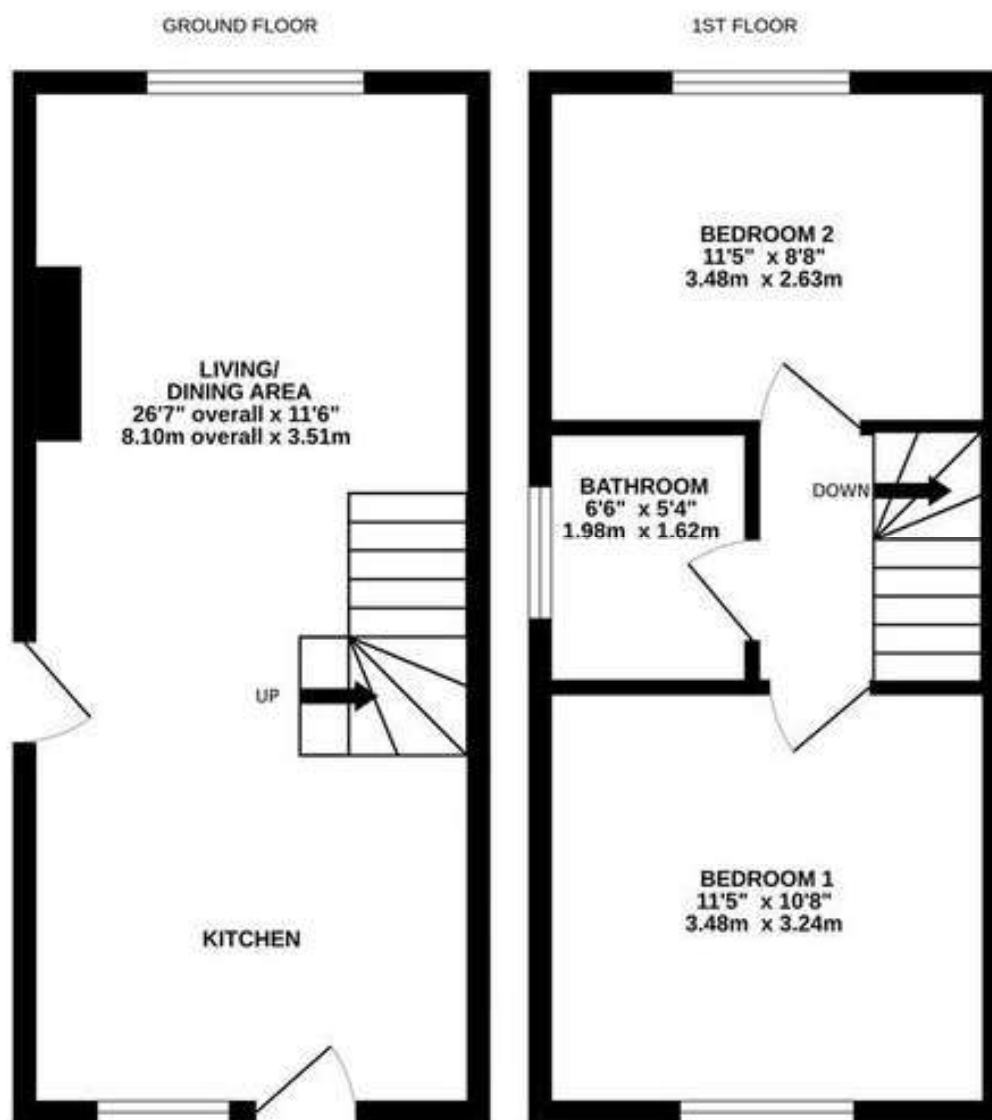




**21 HIGH BROOMS, BIRKBY, HUDDERSFIELD, HD2 2FP**



**HIGH BROOMS**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## PROPERTY DESCRIPTION

An ideal home for someone looking to take their first steps on the property ladder. A two double bedroomed semi-detached house located on a cul-de sac with lovely open plan living/dining and stylish fitted kitchen with a host of integrated appliances, shaker style navy blue units and quartz worktops.

A landing to the first floor leading to a modern bathroom with shower over the bath, two double bedrooms and a useful part boarded loft with light and ladder.

Externally, there is a drive providing off road parking and a generous level southerly facing enclosed rear garden with wooded aspect beyond.

Property is well placed for access to local shops in Birkby, the town centre and m62 motorway.

**Offers Around £182,500**

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## GROUND FLOOR

### LIVING/DINING AND KITCHEN

*Measurements- 22'7" x 11'6"*

As the dimensions indicate this is a lovely open plan living space filled with natural light from windows to both front and rear elevations, in addition there is a composite and frosted double glazed door to the side elevation fitted in April 2024 and a further pvcu and frosted double glazed door giving access to the rear garden. There are numerous inset LED downlighters and grey herringbone oak effect laminate flooring which runs throughout the ground floor living space. As the main focal point of the room there is an Adams style fire surround with tiled inset and home to a pebble gas fire which rests on a tiled hearth. There is a vertically hung anthracite central heating radiator, two wall light points, to one side a return staircase rises to the first floor. The kitchen area is fitted with a range of stylish matt shaker style base and wall cupboards and drawers in navy blue and these are complimented by contrasting overlying quartz worktops with matching splashbacks, there is an inset one and half bowl sink with black mono block tap, four ring induction hob with extractor hood over and electric double oven beneath, integrated fridge, integrated freezer, integrated dishwasher and integrated washing machine.



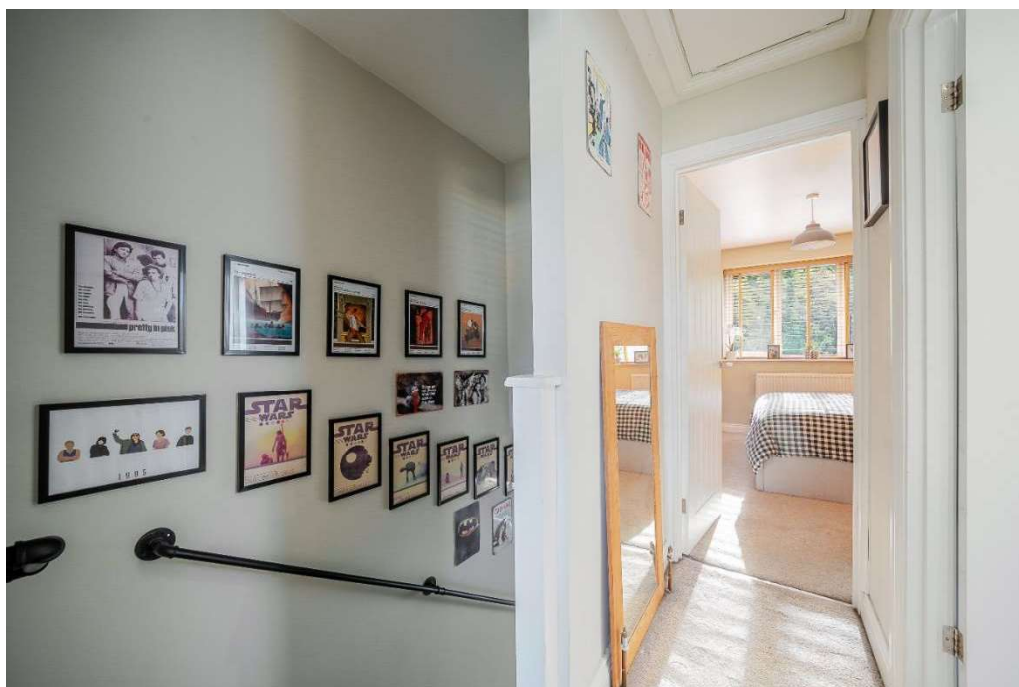




## FIRST FLOOR

### LANDING

With loft access with retractable aluminium ladder leading to a partially boarded loft with light. From the landing access can be gained to the following rooms: -



## BEDROOM ONE

Measurements- 11'5" x 10'8"

A double room which has a pvcu double glazed window looking out over the rear garden and enjoying a pleasant wooded aspect beyond, there is a ceiling light point, bulkhead and central heating radiator.

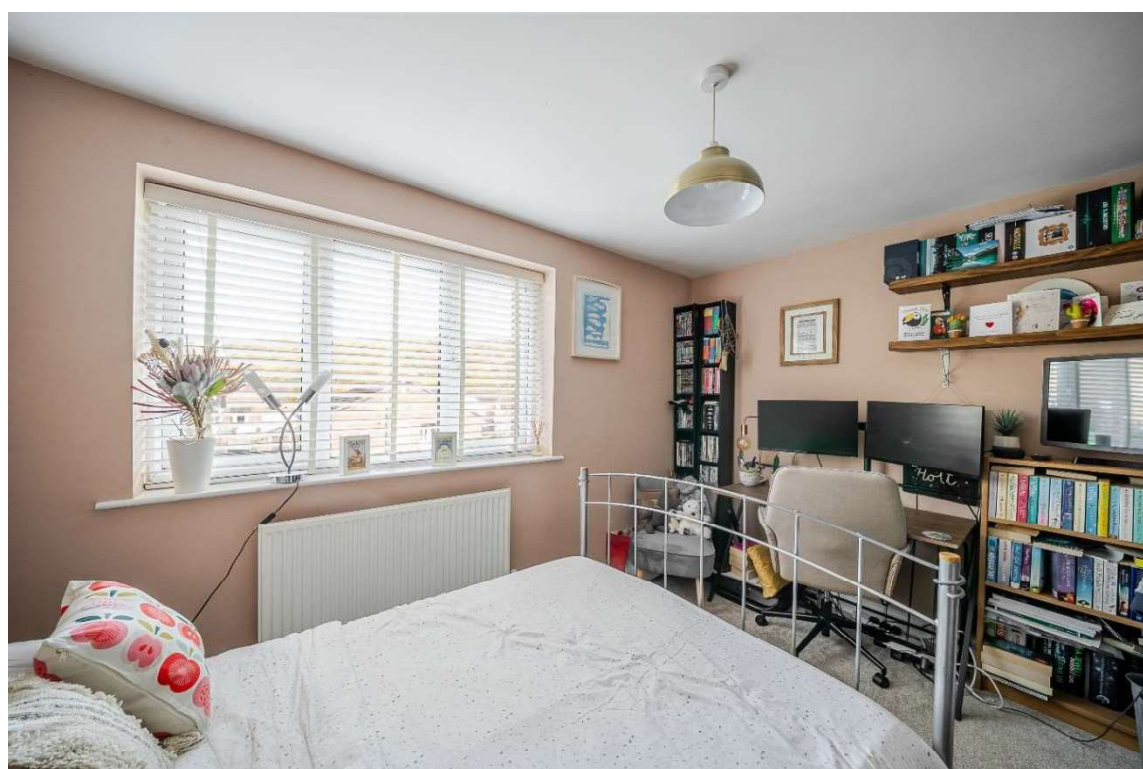
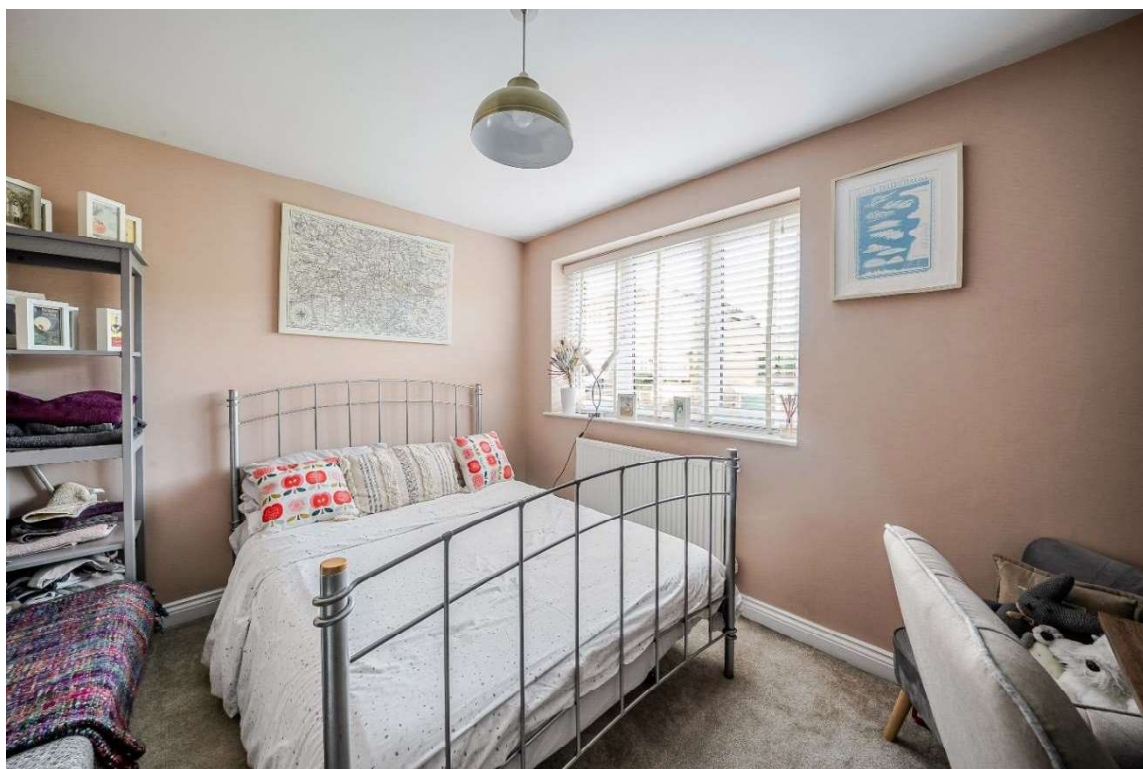




## BEDROOM TWO

Measurements- 11'5" x 8'8"

A double room with pvcu double glazed window looking out over the front garden and with views beyond stretching across Grimscar woods, there is a ceiling light point and central heating radiator.





## BATHROOM

Measurements- 6'6" x 5'4"

With frosted PVCU double glazed window, inset ceiling downlighters, extractor fan, shaver socket, ladder style heated towel rail, tiled floor, part tiled walls which are floor to ceiling around the bath and fitted with a suite comprising vanity unit incorporating wash basin with black mono block tap, low flush wc with concealed system and panelled bath with glazed shower screen, black mixer tap and black shower fitting incorporating fixed shower rose and separate hand spray.



## OUTSIDE

### PARKING

To the front of the property there is a gravel parking space immediately in front of the living room and adjacent to this there is a tarmac driveway which provides further off-road parking.





## GARDENS

To the front of the property there are planted trees and shrubs to the boarder. The foot of the driveway there is a timber hand gate which provides access to a generous southerly facing rear garden which has an outside cold-water tap, outside power point, flagged patio, lawn, gravelled pathways, crushed blue slate boarder to one side and enjoying lovely wooded aspect beyond. To one side there is a pvcu and glazed garden store.











### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has pvcu double glazing

EPC rating – D

Property tenure – Leasehold. The remainder of a 999-year lease commencing the 11<sup>th</sup> January 1983 with an annual ground rent of £15 paid to Thornhill estate.

Local authority – Kirklees

Council tax band – B

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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