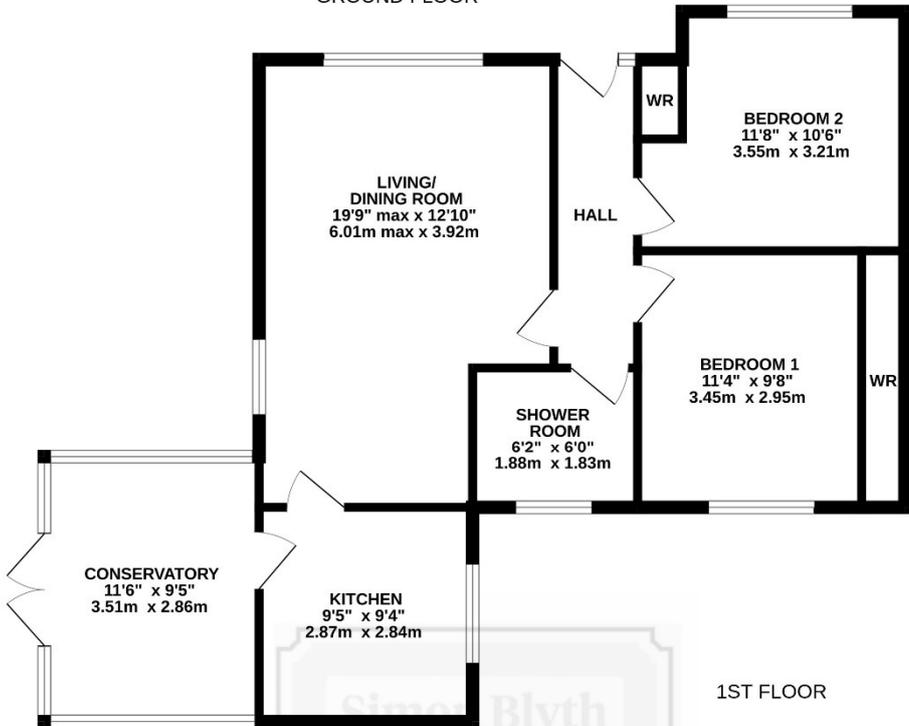




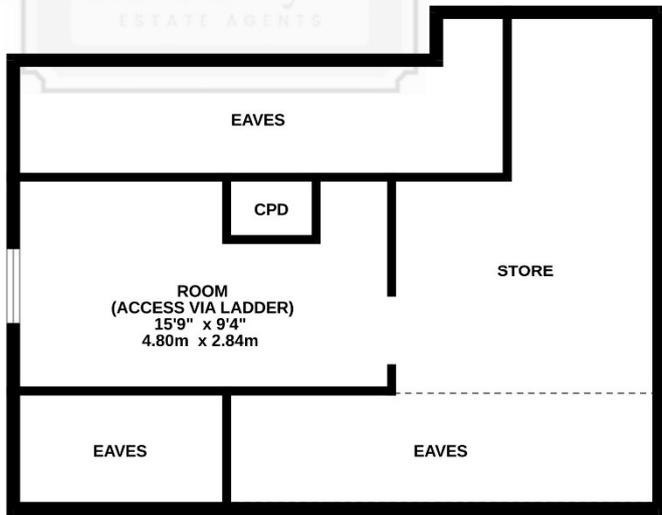
**2 Birchington Close, Birchencliffe, Huddersfield, HD3 3RE**

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GROUND FLOOR



1ST FLOOR



BIRCHINGTON CLOSE

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

Available with vacant possession and no onward chain, is this two double bed roomed semi-detached true bungalow situated in one corner of a small cul-de-sac and occupying a generous corner plot.

The property was constructed in 1959 by local builders Cooper and Worswick and has been occupied by the same owners from new. There is a gas central heating system, hardwood and uPVC double glazing and briefly comprising entrance hall, living/dining room, fitted kitchen, conservatory, two double bedrooms and shower room. From the hallway a loft hatch with retractable aluminium ladder leads to a loft room with a storeroom off.

Externally, Birchington Close is located off Birchington Avenue in a convenient position, close to local shops in both Birchencliffe and neighbouring Lindley and just a few minutes' drive from junction 24 of the M62.

**Offers Around £275,000**

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## GROUND FLOOR

### ENTRANCE HALL

*Measurements- 13'8" x 3'8"*

With composite panelled and frosted double glazed door with adjacent frosted uPVC double glazed window all of which provide this area with natural light. There is a ceiling light point, ceiling coving, loft access and central heating radiator. From the hallway access can be gained to the following: -



## LIVING/DINING ROOM

Measurements- 19'9" x 12'10"

As the dimensions indicate this is a spacious reception room which is accessed from the hallway through a timber and bevelled glass door, there are hardwood sealed unit double glazed windows to both front and side elevations with the front enjoying some lovely far-reaching views which stretch to Grimescar Woods and beyond. There is a ceiling light point, ceiling coving, wall light point, two central heating radiators and as the main focal point of the room there is a limestone fireplace which is home to a coal effect gas fire resting on a limestone hearth. To the rear of the living room there is a timber and bevelled glass door giving access to the kitchen.



## KITCHEN

*Measurements- 9'5" x 9'4"*

With a uPVC double glazed window, inset ceiling downlighters, central heating radiator, tile effect flooring and fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and half bowl stainless steel sink with brushed stainless steel mixer tap, cupboard housing a Vaillant gas fired central heating boiler, free standing Stoves cooker with four ring hob and with a double oven beneath, stainless steel and glass extractor hood over, integrated fridge, integrated freezer, integrated slim line dishwasher, automatic washing machine, concealed lighting beneath the wall cupboards, central heating radiator and to one side a uPVC and double glazed door opens into the conservatory.



## CONSERVATORY

*Measurements – 11'6" x 9'4"*

This has uPVC double glazed windows to three elevations together with French doors and with a lovely aspect over the property's large gardens. There are inset ceiling downlighters and a central heating radiator.



## **BEDROOM ONE**

*Measurements – 11'4" x 9'4"*

A double room situated to the rear of the bungalow and having a uPVC double glazed window looking out over the garden, there is a ceiling light point, ceiling coving, central heating radiator and to one wall there are a bank of fitted floor to ceiling sliding door mirror fronted wardrobes.



## **BEDROOM TWO**

*Measurements – 11'8" x 10'6"*

A double room with uPVC double glazed window looking out over the front garden and with views beyond across to Grimescar Woods. There is a ceiling light point, central heating radiator and a fitted wardrobe together with cupboards over.



## **SHOWER ROOM**

*Measurements- 6'0" x 6'2"*  
With ceiling light point, frosted uPVC double glazed window, floor to ceiling tiled walls, fitted backlit mirror, chrome ladder style heated towel rail and having a wet area with chrome shower fitting, pedestal wash basin and low flush w.c.



## **FIRST FLOOR**

From the hallway there is a loft access with a retractable aluminium ladder and this gives access to a loft room.

## **LOFT ROOM**

*Measurements- 15'9" x 9'4"*

With a uPVC double glazed window to the gable, there are two ceiling light points, twin door fitted cupboard, access to the Eves and to one side a doorway provides access to a large store.



## STORE

*Measurements- 17'2" x 12'5"*

Which has a bordered floor and ceiling light point.

## OUTSIDE

## PARKING

To the right-hand side of the bungalow there is a shared tarmac driveway with number three and this leads to a parking space to the front of the garage.

## GARAGE

*Measurements- 16'2" x 8'0"*

With twin timber doors, window to the side elevation and with power and light.



## GARDENS

To the front of the property there is a lawned garden with planted trees and shrubs to the borders together with a pathway giving access to the main entrance. Between the bungalow and garage there is a timber hand gate opening onto a herringbone block paved patio and beyond this there is a large lawned garden which is laid out to the side and rear and is well screened offering a good degree of privacy with trees and shrubs.



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## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC and hardwood sealed unit double glazing

Property tenure – Freehold

Council tax band- C

Directions- Using satellite navigation enter the postcode HD3 3RE

## **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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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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