

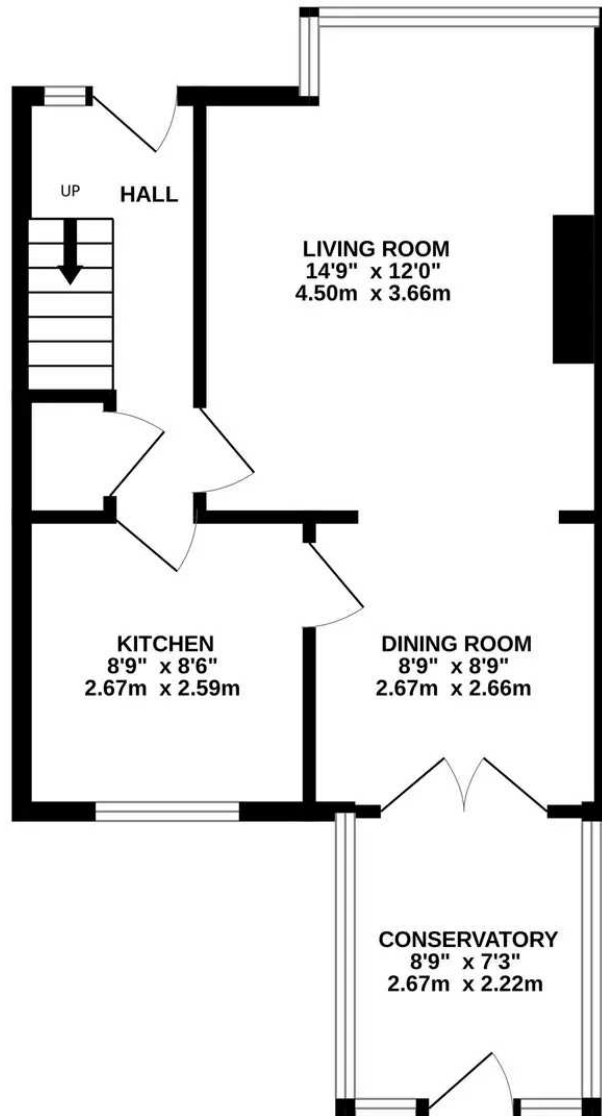


**Birchington Avenue, Huddersfield**

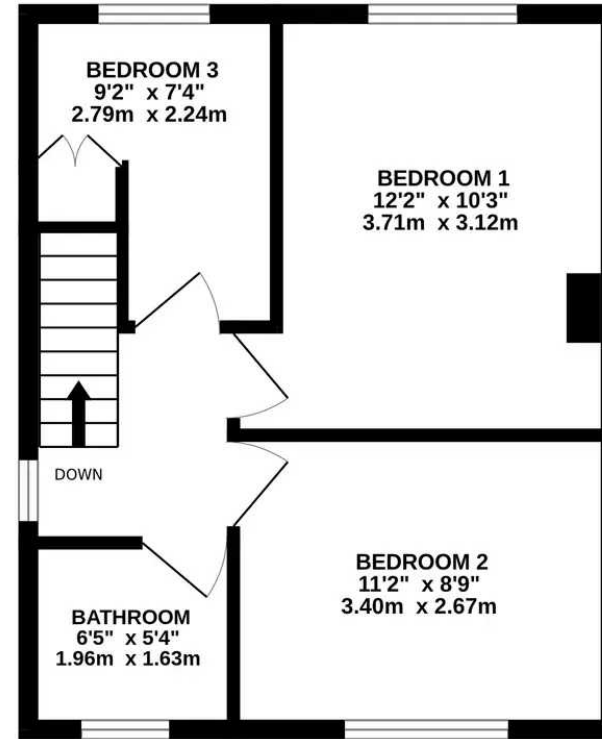
Huddersfield

Offers in Region of **£265,000**

GROUND FLOOR



1ST FLOOR



BIRCHINGTON AVENUE

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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## 55 Birchington Avenue

Huddersfield, Huddersfield

Attractive 3-bed semi, boasting a well-maintained interior and overlooking a spacious south-facing rear garden. Recently updated with modern features, including CCTV and bluetooth speakers. Convenient location close to amenities and M62.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- South facing rear garden
- Pleasant aspect
- Whole house ventilation system
- Re-wired in recent years



### Entrance Hall

Composite panelled door opens into the entrance hall, this has frosted PVCu double glazed window adjacent to the door which provides natural light, there is a ceiling light point, laminate flooring and to one side a staircase rises to the first floor with useful storage beneath which also houses a wall mounted Baxi gas fired central heating boiler. From the hallway access can be gained to the following rooms :-

### Living Room

14' 9" x 12' 0" (4.50m x 3.66m)

Comfortable and well proportioned reception room which has PVCu double glazed window to the front and side elevations providing the room with plenty of natural light, there is a ceiling light point and a chimney breast which with brick inset and slightly raised stone hearth. To the rear of the living room access can be gained to the dining room.

### Dining Room

8' 9" x 8' 9" (2.67m x 2.67m)

This has a door to one side giving access to the kitchen, there is a ceiling light point and PVCu double glazed french doors providing access to the conservatory.



### Conservatory

8' 9" x 7' 3" (2.67m x 2.21m)

This has PVCu double glazed windows and a matching door which leads to the south facing rear garden.

### Kitchen

8' 9" x 8' 6" (2.67m x 2.59m)

This is situated adjacent to the dining room and 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, laminate flooring and fitted with a range of base and wall cupboards, drawers, overlying timber effect work tops with tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap, 4 ring halogen hob with stainless steel extractor hood over, stainless steel electric fan assisted oven and plumbing for automatic washing machine.





### First Floor landing

With a PVCu window to the gable, ceiling light point, loft access and from the landing access can be gained to the following rooms:-

### Bedroom 1

12' 2" x 10' 3" (3.71m x 3.12m)

A double room situated to the front of the property with PVCu double glazed window, ceiling light point and chimney breast.

### Bedroom 2

11' 2" x 8' 9" (3.40m x 2.67m)

With PVCu double glazed window looking out over the rear garden with a pleasant wooded aspect beyond.

### Bathroom

6' 5" x 5' 4" (1.96m x 1.63m)

With a frosted PVCu double glazed window, ceiling light point, part tiled walls (floor to ceiling around the bath), tile effect flooring, chrome ladder style heated tile rail and fitted with a suite comprising, panelled bath with mixer tap incorporating hand spray, pedestal wash basin with chrome mixer tap and low flush w.c.

### Bedroom 3

9' 2" x 7' 4" (2.79m x 2.24m)

This is situated adjacent to bedroom 1 and has a PVCu double glazed window, ceiling light point and useful storage cupboard over the bulk head.





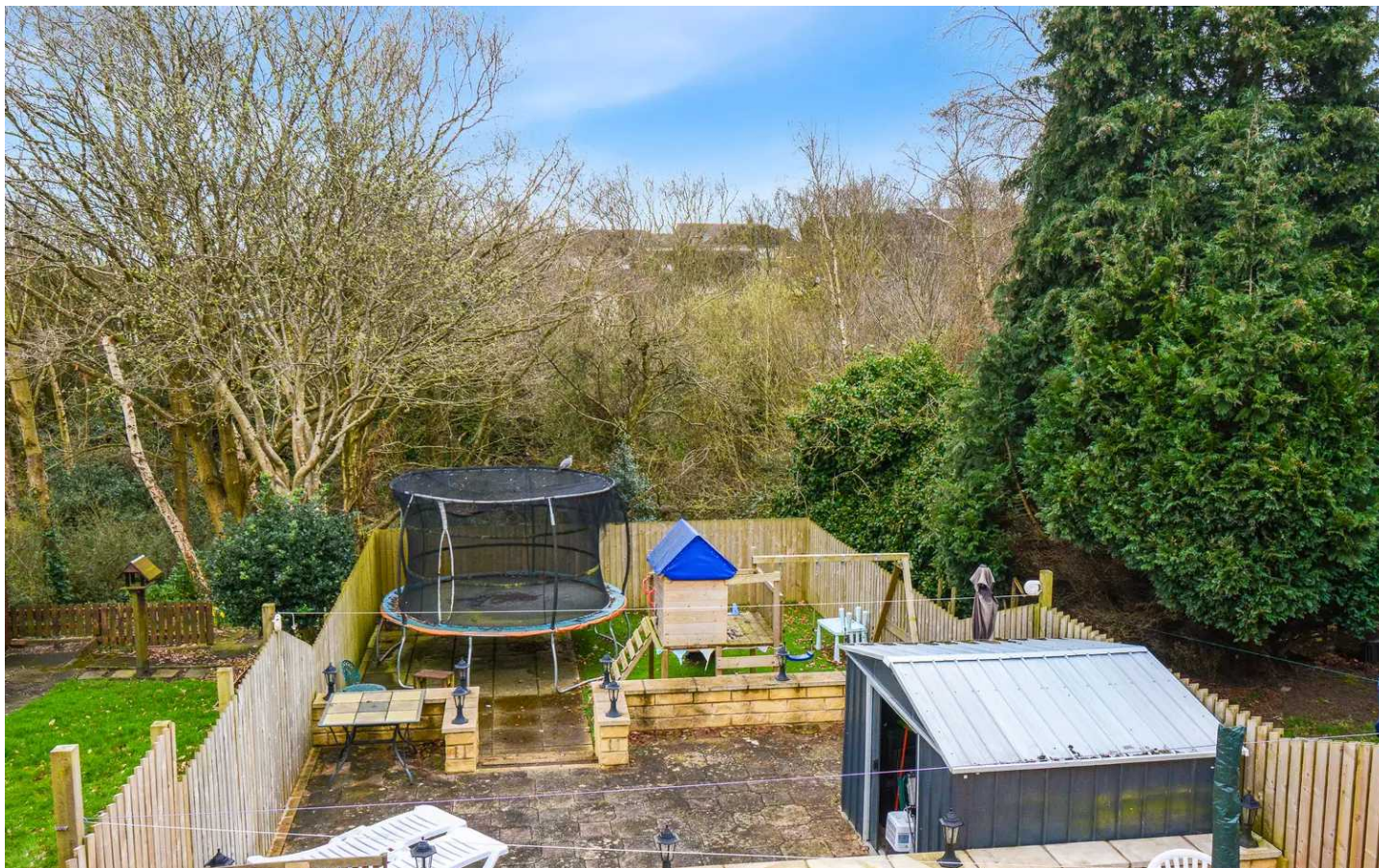
## GARDEN

This is south facing with a lovely wooded aspect at the foot of the garden, there is a printed concrete patio/additional parking area, outside cold water tap, outside lanterns mounted to the wall at the foot of the patio and from here two steps lead down to a further flagged patio area and once again to the foot of this area there is a small wall mounted with lanterns and two steps down to a flagged area together with Astro turf and boarded by timber fencing.

## DRIVEWAY

4 Parking Spaces

The property is approached through twin wrought iron gates which open onto a printed concrete drive way which runs across the front of the house and provides off road parking. The driveway continues down the right hand side where there is a twin timber gate which provides access to the rear garden with further parking if required.





## **ADDITIONAL DETAILS**

### **DIRECTIONS**

Using satellite navigation enter the postcode HD3 3RB

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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### **MORTGAGE ADVICE**

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

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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