



2 Birchington Close, Birchencliffe, Huddersfield, HD3 3RE

Floorplan

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

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.



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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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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