

FREEHOLD



House - Detached (EPC Rating:)

25 YEW TREE ROAD, HUDDERSFIELD, WEST
YORKSHIRE, HD3 3QT

Offers Over

£235,000

2 Bedroom House - Detached located in Huddersfield

25 YEW TREE ROAD, BIRCHENCLIFFE, HD3 3QT

A delightful period Grade II detached cottage located in this popular and established residential area, accessible for the local amenities of Birchcliffe and Lindley, and conveniently situated for the M62 motorway. The property has period character in the form of exposed oak beams, stone mullion windows, tastefully appointed throughout. It has gas fired central heating, sealed unit double glazing, along with modern kitchen and bathroom fittings. The property offers roomy 2 bedroomed accommodation with a generous landing/study area. There is an appealing cottage garden to the front of the property set back from the roadside. Needless to say an internal inspection is imperative to appreciate this bonny cottage that will be of interest to professional person/couple, downsizers and the first time buyer market.

The accommodation comprises:-

GROUND FLOOR

ENTRANCE PORCH (3 ft 3 inches x 2 ft 6 inches)

Windows to two sides, timber and glazed door leading in to

DINING ROOM (11 ft 9 inches x 12 ft 9 inches)

Full description

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DINING ROOM (11 ft 9 inches x 12 ft 9 inches)

Ceramic tiled floor, beamed ceiling, spindled balustrade and staircase to first floor, wall light points, radiator, useful understairs store, part pine paneled painted walls, telephone point, window to front and access into

SITTING ROOM (12 ft 9 inches x 12 ft 9 inches)

Fitted log burning living flame gas stove, dressed stone hearth, beamed ceiling, wall light points, radiator, two windows to front

KITCHEN (8 ft 3 inches x 12 ft 6 inches)

Range of fitted cupboards, drawers, wall units, part tiled walls, ceiling spotlighting, windows to front and rear, plumbing for automatic washing machine, RANGEMASTER Kitchener 90 oven and 5 ring hob.

FIRST FLOOR

LANDING/ STUDY AREA (18 ft 9 inches x 5 ft 10 inches max)

Plus built in cupboards housing wall mounted gas central heating boiler, window to rear, exposed oak beam, spindled balustrade

BEDROOM 1 (12 ft 7 inches x 12 ft 11 inches)

Range of fitted wardrobes, cupboards, dressing table, drawers, radiator, painted beamed ceiling, windows to front and side

BEDROOM 2 (12 ft x 7 ft 3 inches)

Exposed oak beam, radiator, mullion window to front

BATHROOM (8 ft 6 inches x 6 ft 6 inches)

Modern white suite comprising paneled bath, overhead Victorian style shower fitting above the bath, glazed screen door, chrome mixer tap, ceramic tiled floor, low flush wc, washbasin with cupboards below, trapdoor access to roof void, ceiling spotlighting, mullion windows to front, fully tiled walls, wall mounted vertical heated towel rail.

OUTSIDE

Enclosed garden to front with stone boundary walling, timber gate, stone flagged pathways and patio area, artificial grassed section, planted borders with colourful shrubs, bushes and trees.

TENURE

Freehold (subject to solicitor confirmation).

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

C

ENERGY BAND

DIRECTIONS

From Huddersfield proceed along the A629 Halifax Road via New North Road, proceeding through the traffic lights at Edgerton/Blacker Road, and then again through the second set of traffic lights by the Cavalry Arms public house, carry on past the BP Garage on the right and Da Sandro's restaurant on the left before turning next left and ascending Yew Tree Road. The property will be seen on the right hand side towards the top of Yew Tree Road.

SOLICITORS

Bailey Smailes, 6 New North Parade, Huddersfield, HD1 5JP. Tel



01484 435543.

EXTRAS

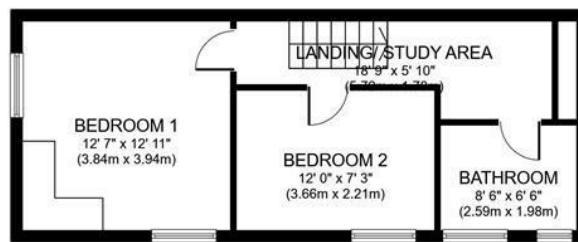
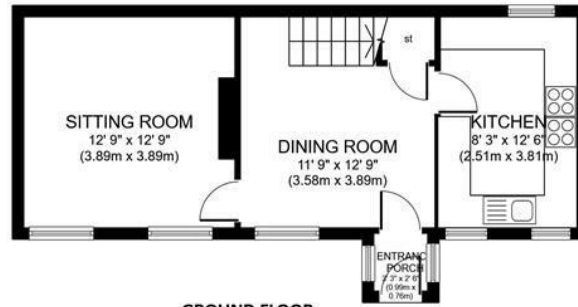
The majority of carpets, curtains, blinds and light fittings included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



25 Yew Tree Road, Birchencliffe, HD3 3QT



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

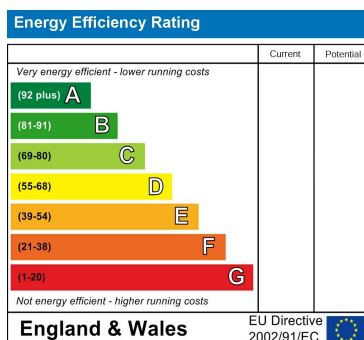
Council Tax Band

Call us on

01484536799

info@jowett-huddersfield.co.uk

Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

