



Grisedale Avenue, Birkby Huddersfield HD2 2TX

welcome to

Grisedale Avenue, Birkby Huddersfield

A two-bedroom mid-terraced home in the popular area of Birkby, offering two reception rooms, a front conservatory and an enclosed rear garden with potential for off-street parking (subject to consents). Conveniently located close to local amenities, schools and transport links.



Lounge

12' 5" x 12' 11" (3.78m x 3.94m)

Dining Room

9' 3" x 7' 11" (2.82m x 2.41m)

Kitchen

10' 3" x 9' 1" (3.12m x 2.77m)

Bedroom One

12' 11" x 11' (3.94m x 3.35m)

Bedroom Two

6' 1" x 10' 1" (1.85m x 3.07m)

Bathroom

6' 5" x 4' 11" (1.96m x 1.50m)

Cellar

9' 1" x 9' 1" (2.77m x 2.77m)

Rear Garden

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welcome to

Grisedale Avenue, Birkby Huddersfield

- Two-Bedroom Mid-Terraced Home
- Spacious Living Room & Front Conservatory
- Enclosed Rear Garden with Parking Potential
- Ideal for First-Time Buyers, Investors & Small Families
- Convenient Birkby Location Close to Amenities & Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 0.73

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF119274 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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