

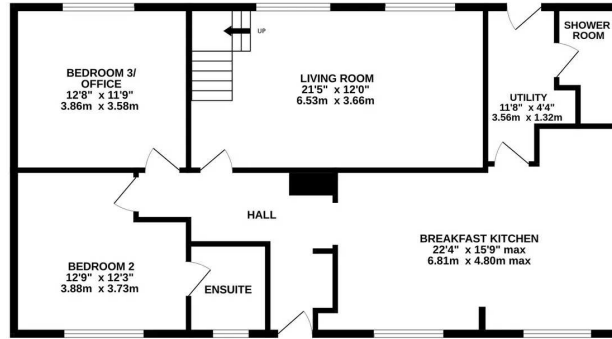


Josephine Road, Huddersfield

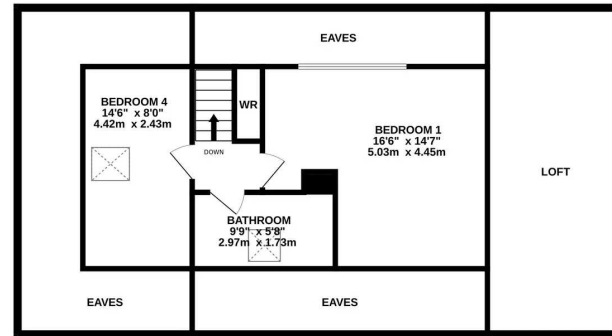
Huddersfield

Offers in Region of **£385,000**

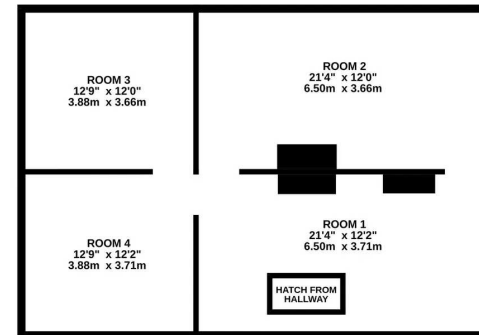
GROUND FLOOR



1ST FLOOR



BASEMENT



JOSEPHINE ROAD

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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21 Josephine Road

Huddersfield

Beautiful detached dormer bungalow with 4 double bedrooms, modernised throughout. Ready to move in with gardens, garage, off-road parking, and lovely field views. Ideal family home. Gas c/h, PVCu d/g, large kitchen, utility room, 3-sided gardens, and more.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- Generous Plot
- Located at the end of a cul de sac
- Lovely views
- Stylish modern interior
- 4 Double Bedrooms.

Simon Blyth
ESTATE AGENTS



Entrance Hall

A composite and frosted double glazed door opens into an entrance hall this has a frosted PVCu double glazed window above the door providing additional natural light, there are two ceiling light points, central heating radiator with period style cover, recess with cloaks rail and from the hallway access can be gained to the following rooms:-

Living Room

21' 5" x 12' 0" (6.53m x 3.66m)

As the dimensions indicate this is a generously proportioned reception room which has plenty of natural light from two large PVCu double glazed windows which look out over the garden and enjoying a lovely southerly aspect with views stretching across to fields and woodland. There are two central heating radiators, ceiling light point, ceiling coving, two wall light points, and as the main focal point of the room there is a wood burning stove with tiled inset together with an oak mantle over and resting on a stone hearth. To one side a staircase rises to the first floor (details of which to follow).



Breakfast Kitchen

22' 4" x 12' 9" (6.81m x 3.89m)

Another generously proportioned room with three PVCu double glazed windows to two elevations, there are six ceiling light points, central heating radiator grey plank effect lino flooring and fitted with a range of stylish modern 'dove grey' handleless soft closing base cupboards, drawers, pan drawers and complimented by contrasting overlying slate effect ultra slim (9mm) worktops with an inset stainless steel sink with antique style monobloc tap over, there is a further one and a half bowl stainless steel sink which also has an antique style monobloc tap, two oven gas aga in cream and with tiled splashbacks, four ring induction hob, integrated electric fan assisted oven, combination oven, warming drawer, there is plumbing for a dishwasher, housing for an american style fridge freezer and large T-shaped island unit which has a breakfast bar, fitted cupboards, wine rack and wine cooler, there is low level LED lighting and to one side a door gives access to a utility room.

Utility Room

11' 8" x 4' 4" (3.56m x 1.32m)

With oak effect laminate flooring, two ceiling light points, loft hatch leading to a large useful boarded storage space, plumbing for automatic washing machine, space for tumble dryer, recess with cloaks rail and a Viessmann gas fired central heating boiler installed 2016 and serviced annually. There is a composite panelled and frosted double glazed door leading to the garden and to one side a door opens into a shower room.

Shower Room

8' 4" x 4' 8" (2.54m x 1.42m)

With inset LED downlighters, frosted PVCu double glazed windows, extractor fan, oak effect laminate flooring, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung hand wash basin with tiled splashback and chrome monobloc tap, low flush w.c. and twin shower cubicle with sliding door and chrome shower fitting incorporating fixed shower rose and separate hand spray.





Bedroom Three/ Office

12' 8" x 11' 9" (3.86m x 3.58m)

This well proportioned and versatile room enjoys a similar aspect to that of the living room through a PVCu double glazed window, there is a ceiling light point and central heating radiator.

Bedroom Two

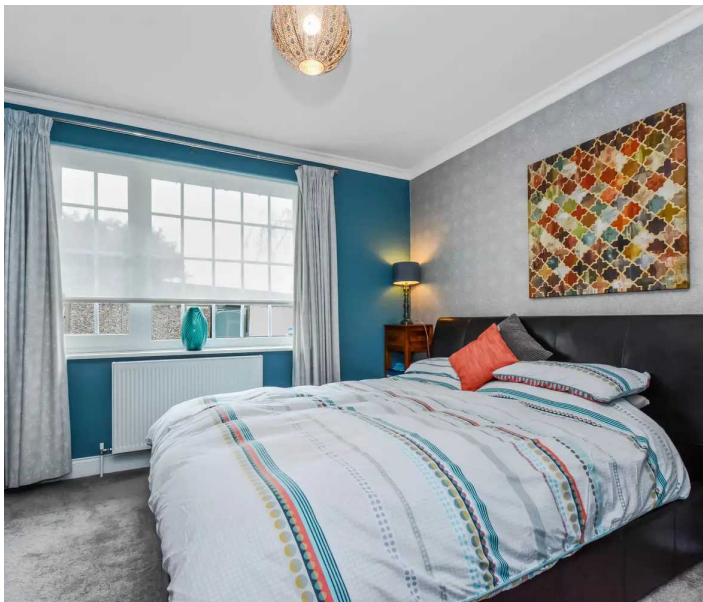
12' 9" x 12' 3" (3.89m x 3.73m)

A lovely guest room or alternatively a master bedroom with a decorative ceiling rose and ceiling light point, ceiling coving, central heating radiator and PVCu double glazed window. To one side a door opens into an ensuite shower room.

Ensuite Shower Room

5' 8" x 6' 7" (1.73m x 2.01m)

With a frosted PVCu double glazed window, inset ceiling downlighters, part tiled walls, tile effect laminate flooring, chrome ladder style heated towel rail and fitted with a suite comprising; vanity unit incorporating wash basin with chrome mixer tap. low flush w.c and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



First Floor Landing

With a ceiling light point. From the landing access can be gained to the following rooms:-

Bedroom Four

14' 6" x 8' 0" (4.42m x 2.44m)

With a Velux double glazed window enjoying some lovely far reaching views down the Colne Valley, there is a ceiling light point and spaced for a double bed.

Bedroom One

16' 6" x 14' 7" (5.03m x 4.45m)

A large double room which has a PVCu double glazed window enjoying a southerly aspect with views across to fields and woodland. There is a ceiling light point, inset ceiling LED downlighter, loft access, central heating radiator, fitted wardrobes and access to the eaves.

Bathroom

9' 9" x 5' 8" (2.97m x 1.73m)

With a Velux double glazed window, inset LED downlighters, tiled walls to dado height, oak effect laminate flooring, ladder style heated towel rail and fitted with a suite comprising; free standing bath, vanity unit incorporating wash basin with marble overlay and brass monobloc tap together with a low flush w.c.

Basement

This is accessed via a trap door by the main entrance door with a fixed ladder leading to an extremely useful space which covers the full footprint of the property and is divided into four rooms: Room One measures 21' 4" x 12' 2" Room Two measures 21' 4" x 12' 0" Room Three measures 12' 9" x 12' 0" Room Four measures 12' 9" x 12' 2"



GARDEN

To the front of the property there is an outside cold water tap, flagged pathway adjacent to the drive. To the rear of the garage there is an external power point together with an area of planted trees, flagged pathway leading to the rear where there is a timber and glazed summer house, lawned area, patio, pleasant views and with a further side garden which borders Josephine Road, this has a flagged pathway, gravelled area and planted beds.

DRIVEWAY

6 Parking Spaces

The property is approached through twin stone gate posts with a five bar timber gate opening on to an extensive tarmac driveway which provides off road parking for a number of vehicles and in turn leads to a detached concrete sectional garage.

GARAGE

Single Garage

The garage measures 16'0 x 9'9 and has an up and over door, courtesy door, windows and with power and light.





ADDITIONAL DETAILS

DIRECTIONS

Using satellite navigation enter the postcode HD4 5UD

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

MAILING LIST

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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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