

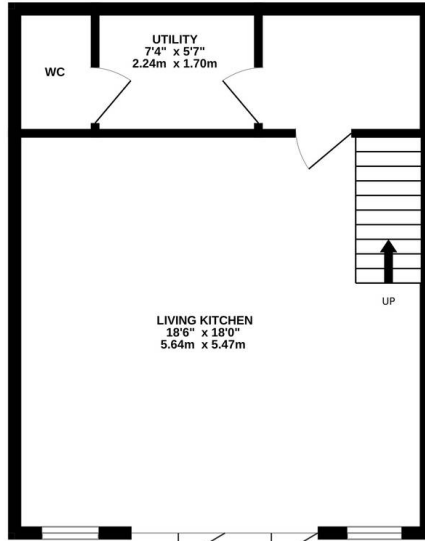


**101 Upper Brow Road, Huddersfield**  
Huddersfield

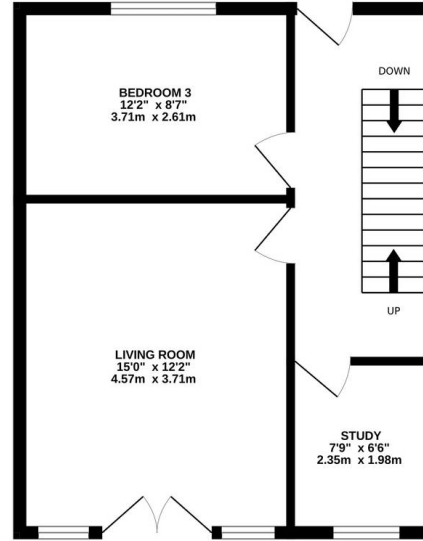
Offers in Region of **£279,000**



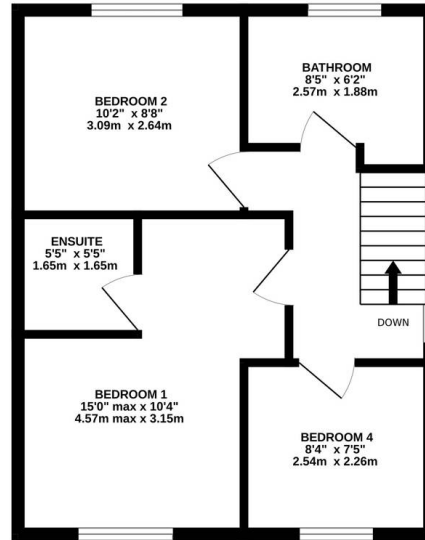
LOWER FLOOR



MIDDLE FLOOR



UPPER FLOOR



UPPER BROW ROAD

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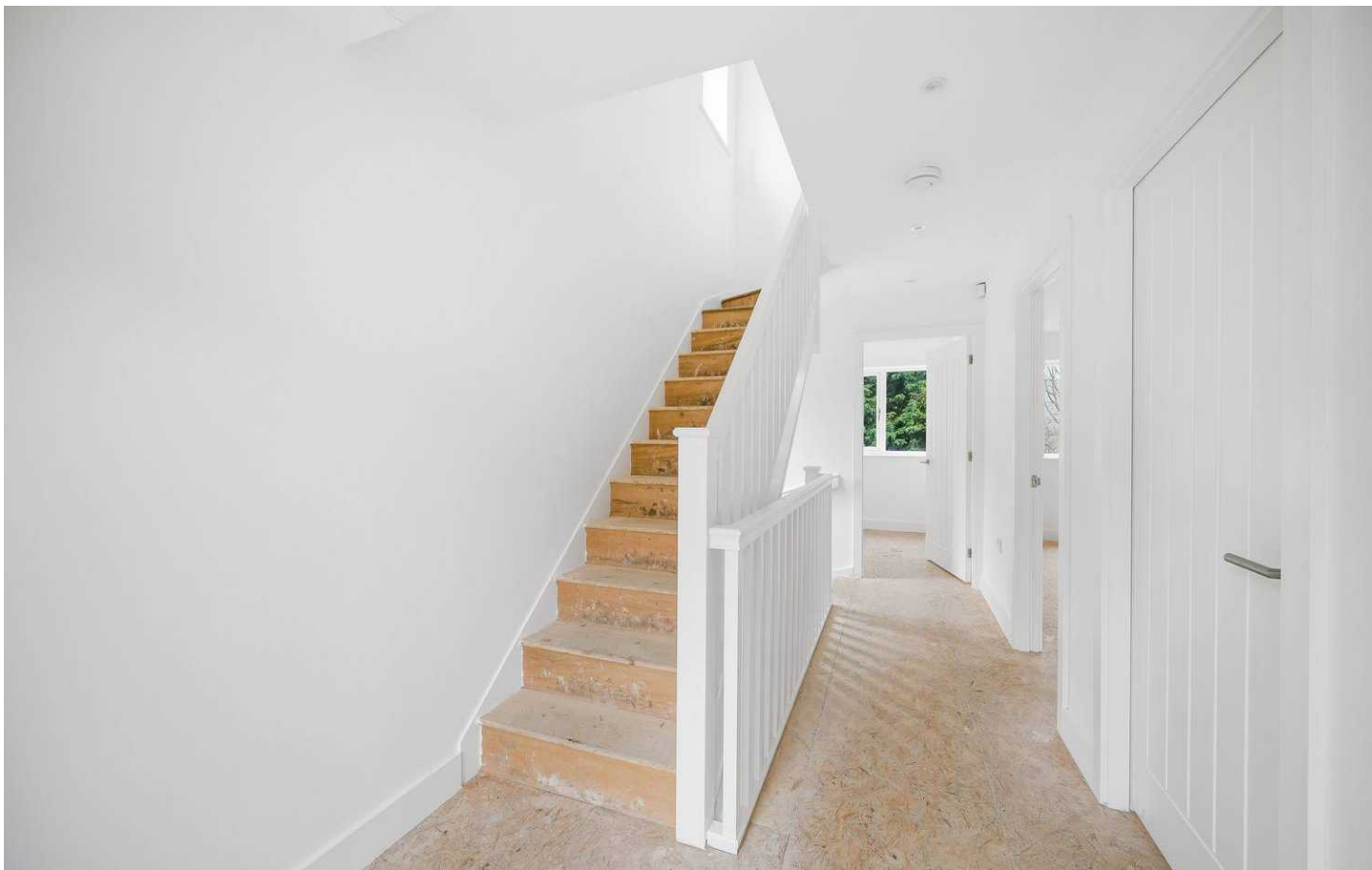


## 101 Upper Brow Road

, Huddersfield

New 3-storey townhouse with generous living space, warranty, and certificate. Features gas heating, double glazing, EV charging, and low maintenance gardens. Includes living room, large kitchen with bi-fold doors, 3 bedrooms, study, ensuite, and bathroom. Open house on March 30th. Tenure: Freehold 3 Storey End Town House Valley views to rear Two parking spaces Low maintenance gardens





### Entrance Hall

A composite and sealed unit double glazed door opens into the entrance hall, this has a PVCu double glazed window adjacent to the door providing natural light, there is a spindle staircase to one side rising to both upper and lower levels, there is a PVCu double glazed window to the gable, inset LED downlighters and central heating radiator. From the hallway access can be gained to the following rooms:-

### Living Room

15' 0" x 12' 2" (4.57m x 3.71m)

A comfortable reception room situated to the rear of the property and having PVCu double glazed windows together with central French doors and Juliette balcony all of which provide the room with plenty of natural light. There is a ceiling light point and central heating radiator.

### Study

7' 5" x 6' 6" (2.26m x 1.98m)

This is situated adjacent to the living room and enjoys a similar aspect through a PVCU double glazed window, there is a ceiling light point and central heating radiator.

### Bedroom Three

12' 2" x 8' 7" (3.71m x 2.62m)

A double room with a PVCu double glazed window, ceiling light point and central heating radiator.



### Lower Level Hallway

With inset LED downlighters and central heating radiator. from here access can be gained to the following:-

### Living Kitchen

18' 0" x 18' 6" (5.49m x 5.64m)

As the dimensions indicate this is a generously proportioned room which has aluminium double glazed bi-fold doors which open out on to the rear garden, in addition there are three PVCu double glazed windows to two elevations which give this area plenty of natural light. There are inset LED downlighters, central heating radiator, useful storage cupboard beneath the stairs and fitted with a range of 'grey' gloss handleless base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with tiled splashbacks, there is an inset single drainer stainless steel sink with extending chrome mixer tap, four ring electric hob with electric oven beneath, integrated fridge, integrated freezer and integrated dishwasher.

### Utility Room

7' 4" x 5' 7" (2.24m x 1.70m)

With inset LED downlighters, central heating radiator, grey gloss handleless base cupboard with contrasting overlying worktop and inset single drainer stainless steel sink with chrome mixer tap together with undercounter space for washing machine and tumble dryer. From the utility room a door gives access to a w.c.

### W.C

5' 7" x 3' 7" (1.70m x 1.09m)

This has a tiled floor, inset LED downlighters, extractor fan, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.





### Upper Level Landing

With a PVCu double glazed window to the gable, inset LED downlighters and from here access can be gained to the following rooms:-

#### Bedroom One

15' 0" x 10' 4" (4.57m x 3.15m)

A double room with space for fitted wardrobes at the entrance, there are two ceiling light points, PVCu double glazed window with views over the valley and central heating radiator. To one side a door gives access to an ensuite.

#### Ensuite

5' 5" x 5' 5" (1.65m x 1.65m)

With inset LED downlighters, Extractor fan, part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and corner shower cubicle with chrome shower fitting incorporating a fixed shower rose and separate hand spray.

#### Bedroom Two

10' 2" x 8' 8" (3.10m x 2.64m) A double room with a PVCu double glazed window looking out to the front, there is a ceiling light p





### **Bedroom Four**

8' 4" x 7' 3" (2.54m x 2.21m)

This is situated adjacent to bedroom one and enjoys a similar aspect through a PVCu double glazed window, there is a ceiling light point and central heating radiator.

### **Family Bathroom**

6' 2" x 8' 5" (1.88m x 2.57m)

With a frosted PVCu double glazed window, inset LED downlighters, extractor fan, part tiled walls (fully tiled around the bath) shaver socket, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and panelled bath with glazed shower screen, chrome mixer tap and chrome shower fitting incorporating fixed shower rose and separated hand spray.





## Driveway

To the left hand side of the property there are two parking spaces on a tarmac driveway together with an EV charging point. There are manageable gardens which would be laid out to the front, side and rear.





**ADDITIONAL INFORMATION DIRECTIONS** Using satellite navigation enter the postcode HD1 4UP

**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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