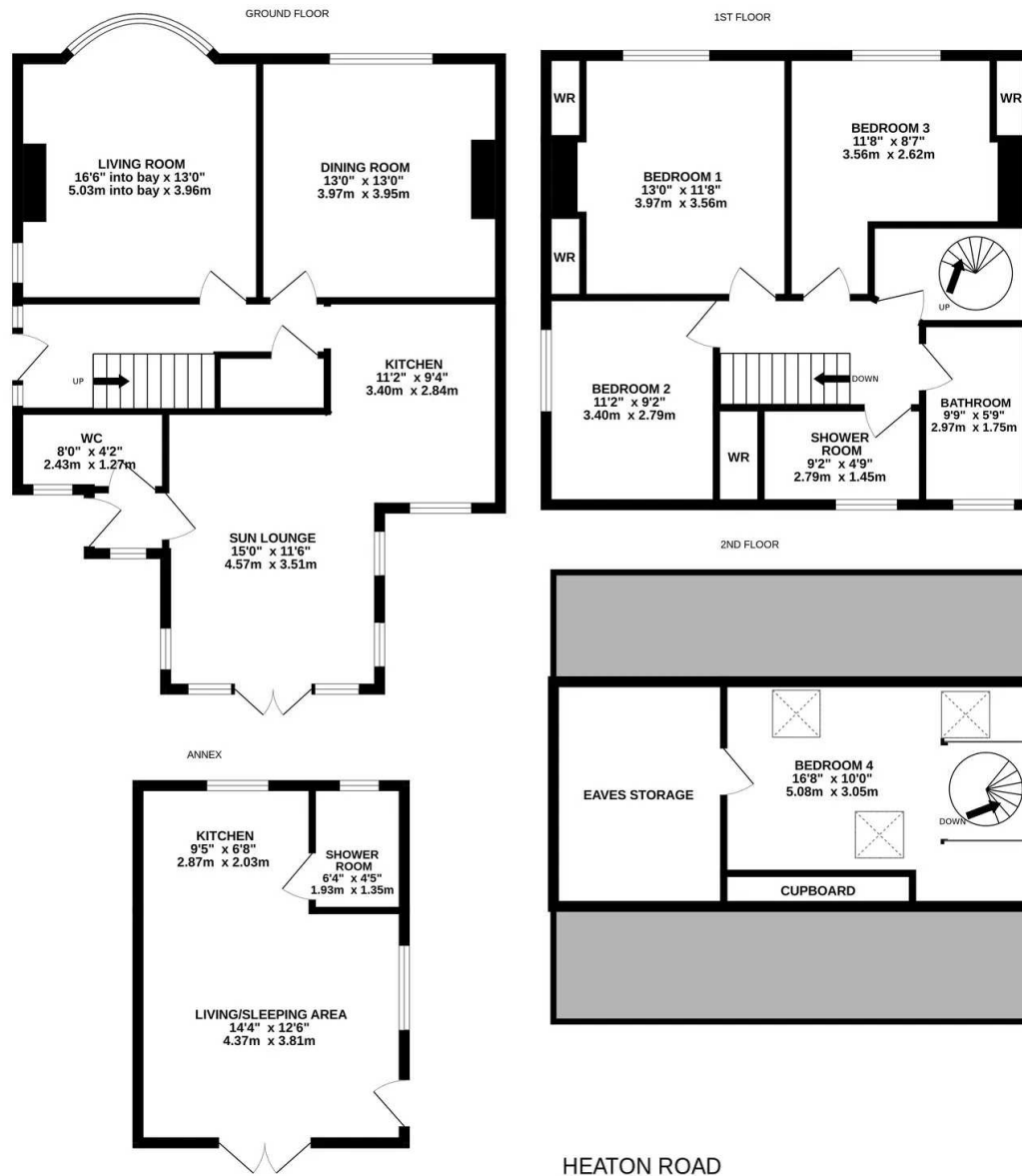




**Heaton Road, Gledholt**

Huddersfield

Offers in Region of **Offers around £375,000**



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.



## 18 Heaton Road

Gledholt, Huddersfield

A handsome stone built semi circular bay fronted four double bedroom semi detached house occupying a corner plot which includes a detached self contained annex. The property as a whole provides five double bedrooms.

The property has partial sealed unit double glazing and briefly comprises to the ground floor entrance hall, bay fronted living room, dining room, fitted kitchen, sun lounge, side entrance and downstairs w.c. First floor landing leading to three double bedrooms, bathroom and shower room. Second floor attic double bedroom.

The detached annex has a large living/sleeping area, fitted kitchen and shower room with PVCu double glazing and gas central heating.

There is gas central heating to both the main house and annex. Partial double glazing to the main house and the annex has PVCu double glazing. The Annex it should be noted that planning permission was granted for family use and as such is exempt from a separate council tax. Both the gas and electric supply are connected to the main house.

Gardens are laid out to front, side and rear and are well screened offering a good degree of privacy together with a double width driveway providing off road parking.

Tenure: Freehold

- Three double bedrooms plus second floor attic bedroom
- Double width driveway
- Annex with PVCu double glazing and gas central heating
- Corner plot with gardens to three sides.

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### Entrance Hall

A timber and leaded stained glass door opens into the entrance hall, this has exposed polished and stained floorboards, staircase to one side with useful storage cupboard beneath and leaded and stained glass windows to the side and above the main entrance door providing this area with plenty of natural light. From the hall access can be gained to the following rooms :-

### Living Room

16' 6" x 13' 0" (5.03m x 3.96m)

The comfortable principle reception room which has a walk in bay window looking out over the front garden. The side elevation window provides additional natural light, there are exposed polished and stained floorboards, decorative ceiling rose, picture rail and as the main focal point of the room there is a feature fireplace with timber surround, floral tiled inset and home to coal effect gas fire.



## Dining Room

13' 0" x 13' 0" (3.96m x 3.96m)

This is situated adjacent to the living room and has windows looking out over the front garden, there are exposed polished and stained floorboards, decorative ceiling rose, picture rail and the main focal point of the room there is a feature fireplace with timber surround, cast iron inset and home to a coal effect gas fire, to either side of the chimney breast there are fitted bookshelves.

## Kitchen

11' 2" x 9' 4" (3.40m x 2.84m)

With a window looking out over the rear garden, there are inset LED downlighters, quarry tiled floor and fitted with a range of cream Shaker style base and wall cupboards, these are complimented by contrasting overlying granite worktops with tiled splashbacks, there is an inset one and a half bowl sink with chrome mixer tap, cupboard housing a Vaillant gas fired central heating boiler, a Rangemaster cooker with five ring gas hob, twin oven and grill with matching extractor hood over, integrated dishwasher and to one side there is access to a Sun Lounge.





### Sun Lounge

15' 0" x 11' 6" (4.57m x 3.51m)

This has a continuation of the quarry tiled floor and further kitchen units comprising base and wall cupboards, drawers, contrasting overlying granite worktops with tiled splashbacks, glazed display cupboard and wine rack. There are windows to three elevations together with french doors giving access to the rear garden. As the main focal point of this room there is a multi fuel stove that rests on a granite hearth. To one side a door gives access to a side lobby, this has a quarry tiled floor and a timber and frosted glazed stable door. Door gives access to a vestibule by the back door and door to the utility room/downstairs wc.

### Utility Room

8' 0" x 4' 2" (2.44m x 1.27m)

Utility room with a downstairs w.c with inset ceiling downlighters, quarry tiled floor, vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and with plumbing for automatic washing machine.



## First Floor Landing

From the landing access can be gained to the following rooms :-

### Bedroom One (Double Bedroom)

13' 0" x 11' 8" (3.96m x 3.56m)

With windows looking out over the front garden and Gledholt Woods, there is a decorative ceiling rose, picture rail and to either side of the chimney breast there are fitted floor to ceiling wardrobes.

### Bedroom Two (Double Bedroom)

11' 2" x 9' 2" (3.40m x 2.79m)

A double room which has a window to the gable and fitted wardrobes.

### Bedroom Three (Double Bedroom)

11' 8" x 8' 7" (3.56m x 2.62m)

This is situated adjacent to bedroom one and has windows looking out over the front garden and Gledholt Woods, there is a chimney breast and to the left hand side of the chimney breast there are fitted wardrobes.

## Bathroom

9' 9" x 5' 9" (2.97m x 1.75m)

With frosted glazed window to the gable, tiled walls to dado height, tiled floor, there are fitted floor to ceiling storage cupboards, chrome heated towel rail incorporating a column radiator and fitted with a suite comprising free standing bath with free standing chrome mixer tap incorporating hand spray and wall hung wash hand basin with chrome monobloc tap.





### **Shower Room**

9' 2" x 4' 9" (2.79m x 1.45m)

With a window, tiled walls to dado height, tiled floor, chrome ladder style heated towel rail incorporating column radiator and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap, low flush w/c and large tiled shower cubicle with sliding door and Mira electric shower fitting.

### **Landing**

From the landing a door gives access to an inner landing with spiral staircase rising to the second floor and giving access to bedroom number four.

### **Bedroom Four (Double Bedroom)**

16' 8" x 10' 0" (5.08m x 3.05m)

With laminate flooring, three velux double glazed windows providing natural light, there is access to the eaves and a bank of fitted cupboards.





### Annex

There is a detached annex which is approached through a composite door into a living/sleeping area which is 14'4" x 12'6" this has french doors opening onto the rear garden as well as a PVCu double glazed window to the side elevation, there inset LED downlighters and a pull down ladder into roof space which is fully boarded has lighting and provides excellent storage. The Annex is perfect for a relative, older child or office.

### Kitchen Area

9' 5" x 6' 8" (2.87m x 2.03m)

This is open plan to the living/sleeping area and has a PVCu double glazed window, inset LED downlighters and fitted with a range of Shaker style base and wall cupboards, drawers, contrasting overlying worktops, there is a four ring induction hob with extractor hood over and electric oven beneath, inset single drainer sink with chrome mixer tap, under counter space for fridge freezer and a cupboard housing a Glow Worm gas fired central heating boiler. To one side a door gives access to a shower room.

### Shower Room

6' 4" x 4' 5" (1.93m x 1.35m)

With frosted PVCu double glazed window, inset LED downlighters, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and shower cubicle with chrome shower fitting.



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### **Parking**

In front of the annex and accessed from Lawrence Road is a double width tarmac driveway providing off road parking for two cars.

### **Directions**

Using satellite navigation enter the postcode HD1 4HX

### **Gardens**

To the front of the property is well screened from Heaton Road by a privet hedge which continues down the side. The front garden is predominantly gravelled with planted fruiting pear and apple trees/shrubs together with an ornamental pond and large shed with power and light. To the side of the garden there are stone gate posts with a wrought iron hand gate opening onto a pathway leading down the right hand side of the property providing access to the main entrance, adjacent to this is a side garden which has brick sets, gravelled areas, planted trees, flowers and shrubs, ornamental pond, outside lighting and a large timber/glazed garden store. The rear garden is access through a wrought iron hand gate between the house an annex and is predominantly flagged with planted trees and shrubs to the borders.

## **ADDITIONAL INFORMATION**

### **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**

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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

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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