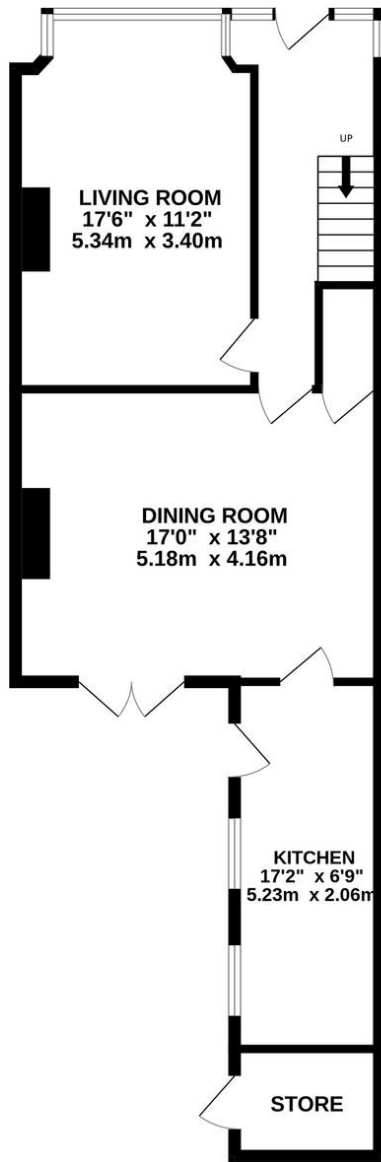




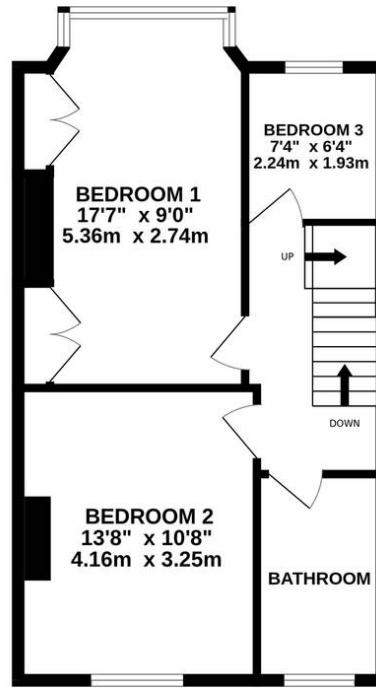
**7 Elmfield Road, Huddersfield**  
Huddersfield

Offers in Region of **£370,000**

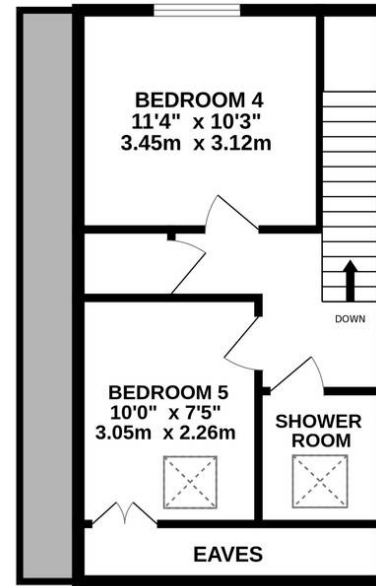
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ELMFIELD 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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## 7 Elmfield Road

Birkby, Huddersfield

A fine stone built five bedroom Edwardian end terrace house, situated on a lovely tree lined crescent which includes a private tennis and bowling club.

Constructed in 1908 for the builders own occupation, the property is ideal for a growing family with spacious well planned accommodation arranged over three floors and overlooking a south westerly facing rear garden. There is a gas central heating system, PVCU double glazing, alarm and briefly comprising to the ground floor, entrance hall, bay fronted living room, dining room with french doors to the rear garden and fitted kitchen. First floor landing leading to three bedrooms and bathroom. Second floor landing leading to two further bedrooms and shower room. Externally there are gardens laid out to both front and rear with a detached single garage at the foot of the rear garden.

**Simon Blyth**  
ESTATE AGENTS



### Ground Floor

Which comprises a timber and sealed unit double glazed door with etched glass opens into the entrance hall, there are sealed unit double glazed windows with leaded lights to either side of the door providing additional natural light, ceiling light point, ceiling coving, central heating radiator and to one side a spindled staircase with oak hand rail rises to the first floor with a useful storage beneath. From the access can be gained to the following rooms..-

### Living Room

17' 6" x 11' 2" (5.33m x 3.40m)

Well proportioned reception room which has a walk in bay with PVCU double glazed windows with leaded lights providing plenty of natural light and looking out over the front garden. There is lovely original ceiling coving, two ceiling light points, two central heating radiators, deep skirting boards and as the main focal point of the room there is a feature fireplace with timber Adams style surround with floral tiled inset, coal effect gas fire and tiled hearth with a brass fender.

### Dining Room

17' 0" x 13' 8" (5.18m x 4.17m)

A generously proportioned second reception room which is situated, to the rear of the property and has PVCU double glazed french doors opening out onto the garden and an original leaded and stained glass window to the side elevation, there is a ceiling light point, ceiling coving, picture rail, two central heating radiators, deep skirting boards and as the main focal point of the room there is a feature fireplace with carved timber surround, coal effect gas fire and resting on a black marble hearth. From the dining room there are doors giving access to a useful storage cupboard with a cloaks rail and shelf and further door giving access to the kitchen.





### **Kitchen**

17' 2" x 6' 9" (5.23m x 2.06m)

With PVCU double glazed windows looking out over the rear garden together with PVCU door, inset led down lighters and fitted with a range of base and wall cupboards, drawers, pan drawers, contrasting overlying worktops, glazed display cupboard with glass shelving, inset 1/2 bowl single drainer sink with chrome Monobloc tap, Range master cooker with stainless steel and curved glass extractor hood over, tiled splash backs, under counter space for washing machine, tumble dryer, dishwasher and fridge, there is also an integrated fridge and freezer, pull out larder and tiled splash backs.



## First Floor

### Landing

With ceiling light point, ceiling coving, central heating radiator and spindled staircase with oak hand rail rising to the second floor. From the landing access can be gained to the following rooms..-

### Bedroom One

17' 5" x 9' 0" (5.31m x 2.74m)

A double room which has a walk in bay with PVCU double glazed windows and leaded lights looking out over the front garden, there is a ceiling light point, ceiling coving, two central heating radiators and to either side of the chimney breast there are fitted twin panelled door wardrobes.

### Bedroom Two

13' 8" x 10' 8" (4.17m x 3.25m)

A double room with PVCU double glazed window looking out over the rear garden. There is ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a decorative cast iron fireplace.

### Bedroom Three

7' 4" x 6' 4" (2.24m x 1.93m)

This is situated adjacent to bedroom one and has PVCU double glazed window with leaded light, ceiling light point, ceiling coving and central heating radiator.

### Bathroom

9' 8" x 5' 7" (2.95m x 1.70m)

With a frosted PVCU double glazed window, floor to ceiling tiled walls to three elevations, inset led down lighters, central heating radiator, brass heated towel rail and fitted with a suite comprising double ended timber panelled bath with bi fold shower enclosure, chrome shower fitting, pedestal wash basin and low flush WC.



## Second Floor

### Landing

With inset ceiling down lighters, useful storage cupboard and providing access to the following..-

### Bedroom Four

10' 3" x 11' 4" (3.12m x 3.45m)

Double room with PVCU double glazed window looking out at the front of the property, there are inset ceiling down lighters and central heating radiator.

### Bedroom Five

10' 0" x 7' 5" (3.05m x 2.26m)

With a Velux double glazed window, central heating radiator, inset ceiling down lighters and with access to the eaves.

### Shower Room

6' 0" x 5' 0" (1.83m x 1.52m)

With a Velux double glazed window, floor to ceiling tiled walls to three elevations, ceiling light point, inset ceiling down lighter, extractor fan and fitted with a suite comprising pedestal wash basin, low flush WC and shower cubicle with bi fold door and chrome shower fitting.



## GARDEN

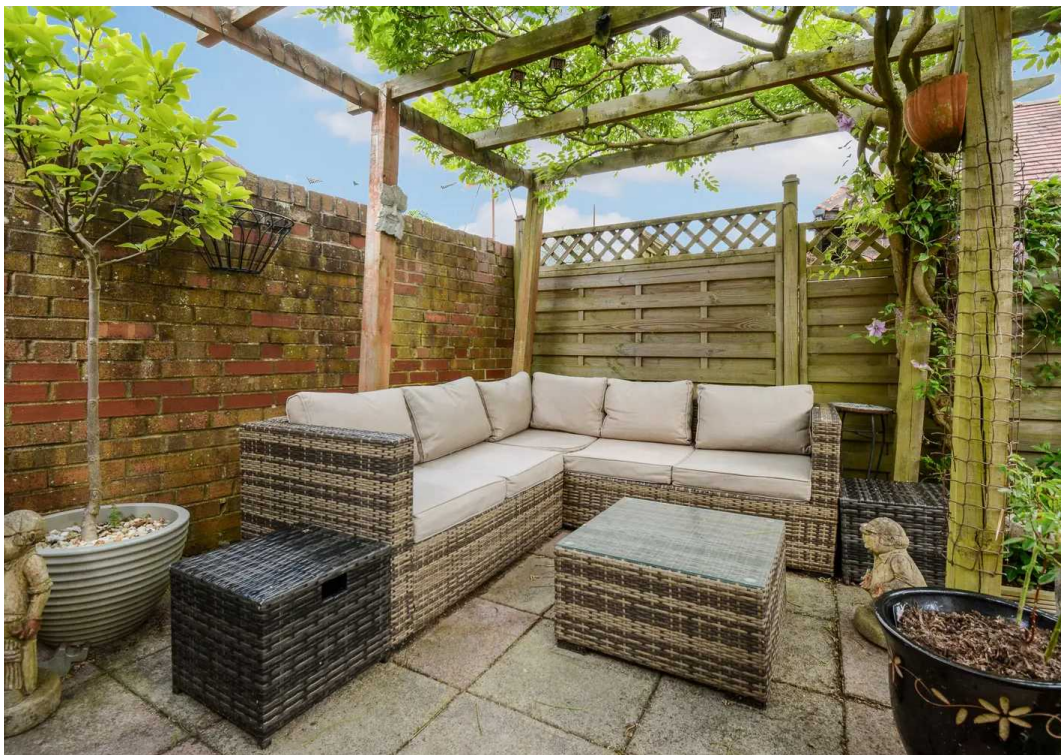
To the front of the property there are stone gate posts with a wrought iron hand gate opening onto an Indian stone paved area with two steps rising to the front door, there are planted trees, flowers and shrubs to the borders and to the right hand side of the property an Indian stone flagged pathway with timber hand gate gives access to the rear. The rear garden enjoys a south westerly aspect and has an Indian stone flagged patio, to the rear of the kitchen there is a useful store which is 7'9 x 5", this has a single drainer stainless steel sink, strip light, wall mounted Wouster gas fired central heating boiler and retractable aluminium ladder leading to some storage in the roof. Beyond the patio there are two steps leading to a level lawn and adjacent to this there is an area of timber decking together with a timber trellis arch, there are plenty trees, flowers and shrubs to the borders and at the front of the garden there is a concrete sectional garage and flagged patio with timber pergolar and this is covered in wisteria

## Garage

To the front of the property there is on street parking, whilst to the rear there is an access which leads to the single garage, the garage is 15'9 x 8'3 with up and over door, PVCU double glazed window to the side elevation, courtesy door, power and light.







**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 to 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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