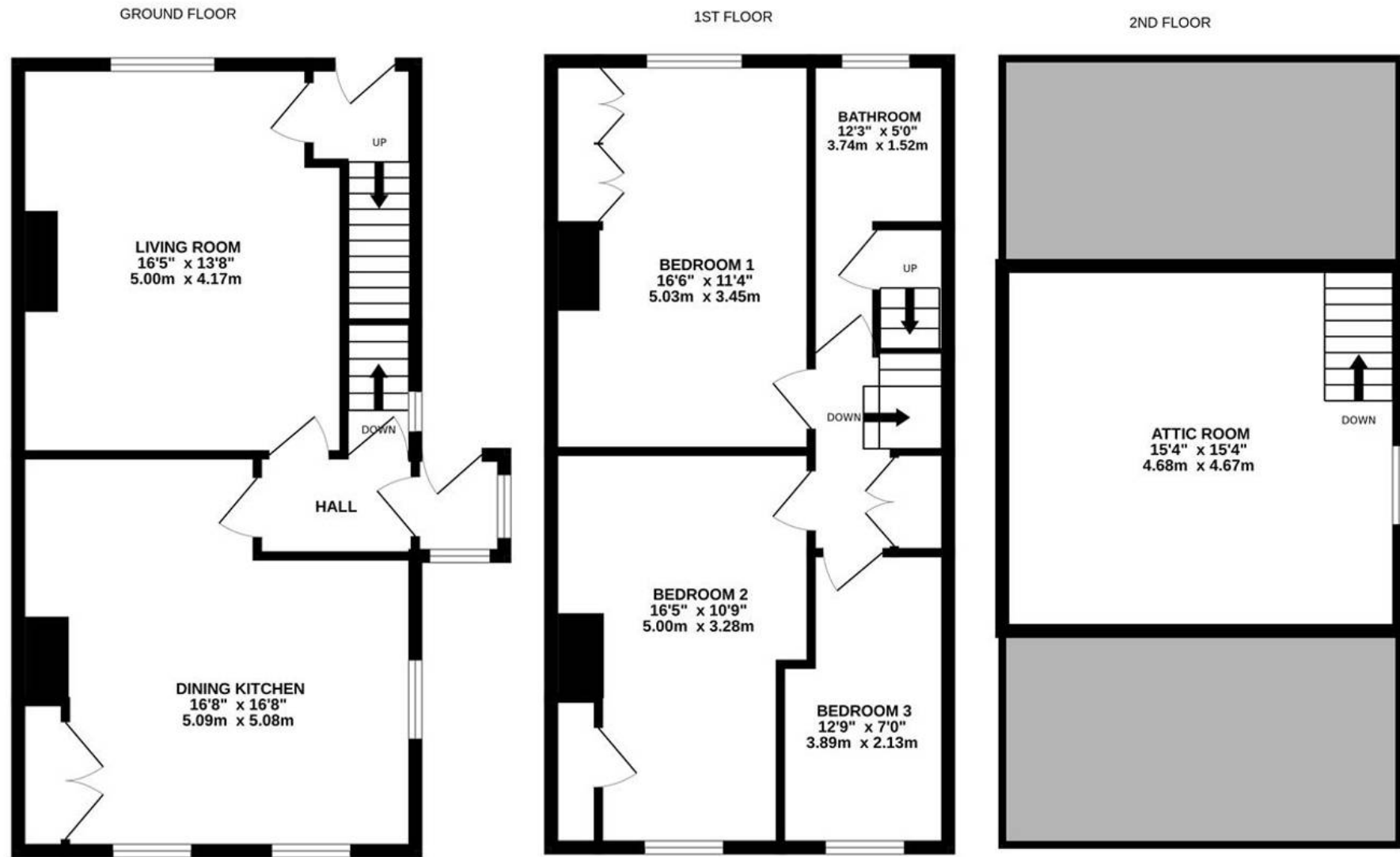




4 Cliffe End Road, Huddersfield
Huddersfield

Offers in Region of **£185,000**



CLIFFE END 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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4 Cliffe End Road

Quarmby, Huddersfield

AVAILABLE WITH VACANT POSSESSION IS THIS MATURE END THROUGH TERRACE HOUSE WITH A SURPRISINGLY SPACIOUS INTERIOR WITH GENEROUSLY PROPORTIONED ROOMS AND OFFERING FURTHER POTENTIAL TO THE SECOND FLOOR WHERE THERE IS CURRENTLY A LARGE ATTIC. IN ADDITION THERE IS A DOUBLE WIDTH DRIVEWAY, 20'0FT GARAGE AND GARDENS. The property is situated within a popular and established residential area close to a variety of amenities and accessible for both town centre and M62 motorway. There is a gas central heating system, PVCu double glazing and briefly comprising to the ground floor; entrance lobby, living room, rear lobby and side porch, dining kitchen 16'8ftsq. Basement with cellar. First floor; landing leading to three good sized bedrooms and bathroom and second floor; attic room measuring 15'0ftsq.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ENTRANCE HALL

Comprising of a PVCu door opens into an entrance lobby, this has a frosted PVCu double glazed window above the door, ceiling light point, cloaks rail, dado rail and central heating radiator. There is a staircase rising to the first floor and to one side a door opens into the living room.

LIVING ROOM

A generously proportioned reception room which has a PVCu double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving, four wall light points, central heating radiator, chimney breast and to either side of the chimney breast there are cupboards, glazed display cupboard, drawers and display shelving. To the rear of the living room a door gives access to a side lobby this a central heating radiator and ceiling light point and a door giving access to the basement, a timber and glazed door giving access to a side porch and a door opening into the dining kitchen.

OPEN PLAN DINING KITCHEN

Once again as the dimensions indicate this is a generously proportioned room with plenty of natural light from PVCu double glazed windows to both side and rear elevations. There are two ceiling light points, ceiling coving, chimney breast with fireplace including timber surround, marble effect inset and home to a flame effect electric fire. To the left-hand side of the chimney breast there are fitted high- and low-level cupboards, central heating radiator and with base and wall cupboards, drawers, worktops, double drainer stainless steel sink, electric cooker point, extractor hood, plumbing for automatic washing machine and plumbing for dishwasher.



FIRST FLOOR LANDING

With ceiling light point, there is a fitted twin door storage cupboard with a smaller cupboard over. From the landing access can be gained to the following: -

BEDROOM ONE

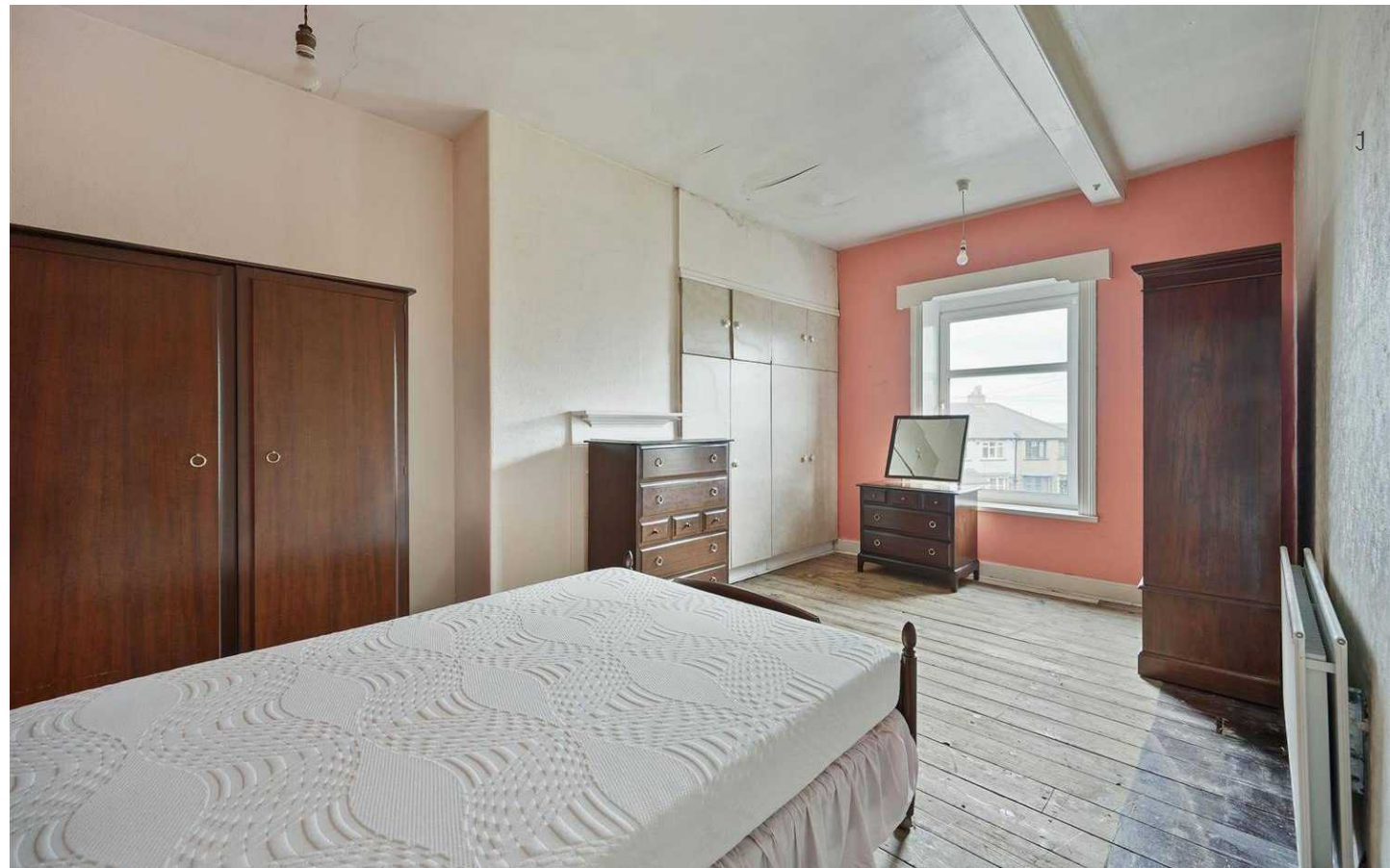
A generous double room with PVCu double glazed window looking out across the front garden and with views stretching across to Emley Moor Mast. There are two ceiling light points, central heating radiator, chimney breast with decorative surround and to the right-hand side of the chimney breast there are fitted wardrobes and cupboards.

BEDROOM TWO

Another good-sized room with a PVCu double glazed window looking out over the rear garden and enjoying a pleasant aspect beyond. There are two ceiling light points, central heating radiator, chimney breast and to the left-hand side of the chimney breast there is a fitted cupboard.

BEDROOM THREE

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





BATHROOM

With a frosted PVCu double glazed window, ceiling light point, chrome ladder style heated towel rail and fitted with a suite comprising; panelled bath, pedestal wash basin and low flush w.c. Over the bulkhead there is a raised cupboard door which opens to reveal a staircase rising to the attic room.

ATTIC ROOM

With a window to the gable and this would make an ideal fourth bedroom subject to permissions and relocating the staircase.

BASEMENT

At the cellar head there is a PVCu double glazed window and with stone steps leading down to a cellar with a timber and sealed unit double glazed window, wall mounted Worcester gas fired central heating boiler, stone table, storage niches, stone flagged floor, there are two former fuel stores and a second cellar with stone table, stone flagged floor and storage niches.

EXTERNAL

To the left-hand side of the property there is a double width driveway which provides off-road parking for two cars and this in turn leads to a large single garage which measures 20'7 x 11'2 this has an electric roller door, power, light, inspection pit, white pot sink with cold water tap and courtesy door. The front garden is bordered by wrought iron railings together with twin stone gate posts with a wrought iron hand gate giving access to the front door. There are planted trees, flowers and shrubs together with a gravelled area. Between the house and the garage there is a secure wrought iron fence and hand gate, and this opens on to a wide pathway and leads to the rear garden which has a small stone outhouse, timber and glazed potting shed and with planted trees, flowers and shrubs.



CENTRAL HEATING

The property has a gas central heating system.

DOUBLE GLAZING

The property has PVCu double glazing.

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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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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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.

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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



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