

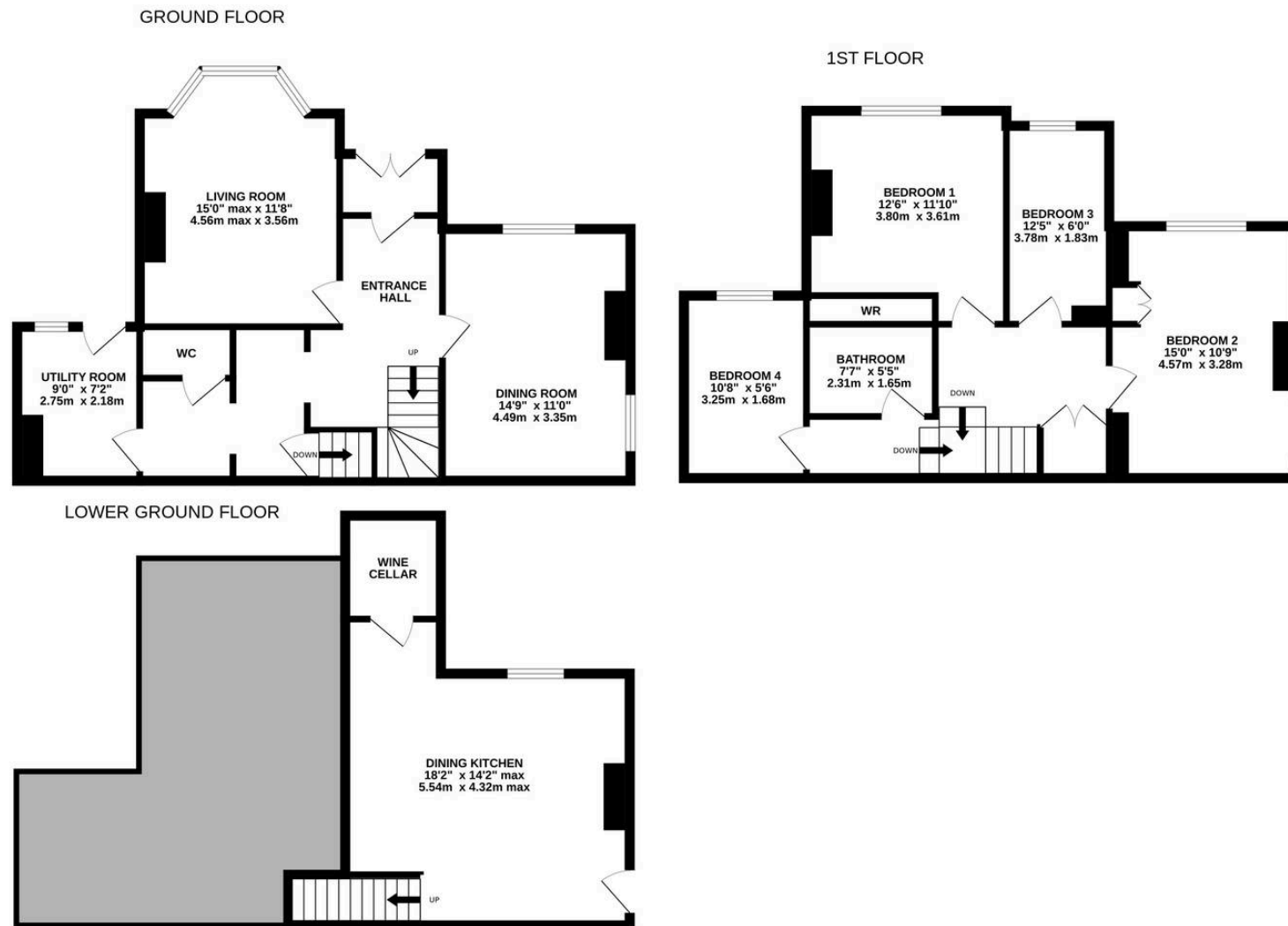


## Claremont Cottage, New North Road

Huddersfield

Offers in Region of **£375,000**





NEW NORTH ROAD

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## Claremont Cottage, New North Road

Huddersfield, Huddersfield

Claremont Cottage is an architecturally appealing mid 19th century grade 2 listed Victorian town house, constructed in hammer dress stone to a staggered three section part bay fronted plan which provides spacious and well proportioned living space arranged over three floors.

There property occupies slightly elevated position, space tucked away from New North Road within walking distance of the town centre and just a short drive from J24 of the M62. Briefly comprising to the ground floor, entrance vestibule, entrance hall, living room, dining room, utility room and downstairs WC. Lower ground floor, dining kitchen and cellar. First floor landing leading to four bedrooms and bathroom. Externally there are manageable low maintenance gardens to the front.





### Ground Floor

entrance vestibule with twin timber and glazed doors, ceiling light point, tiled floor and from here a timber and frosted glazed door opens into the entrance hall. The hallway has a column radiator, two ceiling light points, ceiling coving, picture rail, delft rack, dado rail, tiled floor and spindled staircase rising to the first floor. From the hallway access can be gained to the following rooms..-

### Living Room

15' 0" x 11' 8" (4.57m x 3.56m)

Comfortable and well proportioned reception room which has a walk in bay with four sash windows, there is a decorative ceiling rose with ceiling light point, ceiling coving, picture rail, deep skirting boards, central heating radiator and as the main focal point of the room there is a feature fireplace with slate surround and home to an open fire which rests on a stone hearth.

### Dining Room

14' 9" x 11' 0" (4.50m x 3.35m)

This is situated adjacent to the living room and has three sash windows to the front elevation together with a further window to the side elevation all of which provide plenty of natural light, there are stained and polished floor boards, decorative ceiling rose with ceiling light point, ceiling coving, picture rail and as the main focal point of the room there is a feature fireplace with timber surround, floral tiled inset, open fire and stone hearth.

### Inner Hallway

With tiled floor, fitted cupboards, shelving and cloaks hanging, there are inset led down lighters, ceiling light point, door giving access to the lower ground floor, two further doors lead to a downstairs WC and utility room.





### Downstairs WC

5' 3" x 2' 7" (1.60m x 0.79m)

With ceiling light point, extractor fan, tiled floor and fitted with a high flush WC and pedestal wash basin with tiled splash back.

### Utility Room

9' 0" x 7' 2" (2.74m x 2.18m)

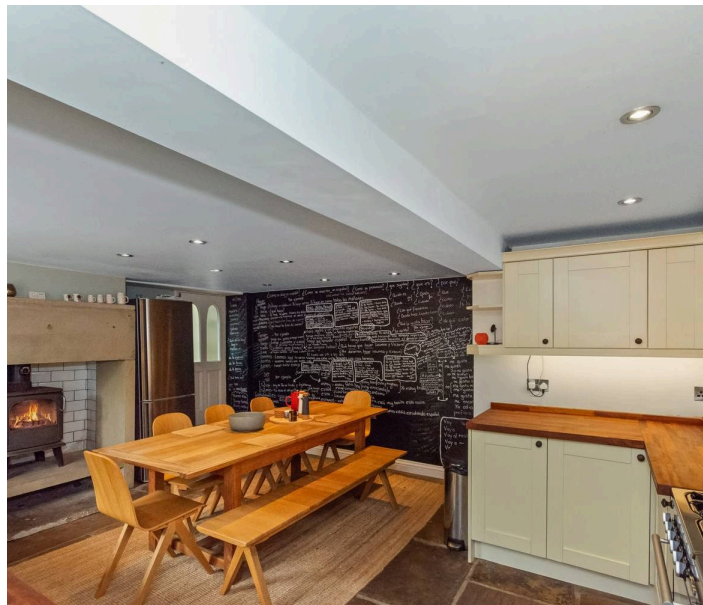
With timber and frosted glazed windows, timber and frosted glazed door, ceiling light point, extractor fan, wall mounted ideal gas fired central heating boiler, there are fitted cupboards, worktops, inset single drainer stainless steel sink with chrome monobloc tap and under counter space for washing machine.

### Lower Ground Floor

#### Dining Kitchen

18' 2" x 14' 2" (5.54m x 4.32m)

This is approached from the inner hallway with timber steps with low level led lighting. With timber and glazed windows, timber and frosted glazed door, inset led down lighters, stone flagged floor, chimney breast with exposed stone sections, tiled inset, raised stone hearth and home to a morso multi fuel stove. There are a range of cream shaker style base and wall cupboards, drawers, these are complimented by contrasting polished Iroko worktops, there is an inset double bowl stainless steel sink with Grohe monobloc tap, Range master cooker with matching extractor hood, microwave, dishwasher, space for fridge freezer and concealed lighting beneath the wall cupboards.







## First Floor

Split landing which has two Velux double glazed windows, inset led down lighters, dado rail, linen cupboard.

### Bedroom One

12' 6" x 11' 10" (3.81m x 3.61m)

A double room with three sash windows providing plenty of natural light and enjoying pleasant far reaching views across the Roof tops, there is ceiling light point, loft access, fitted wardrobes, central heating radiator and as the main focal point of the room there is a decorative black cast iron fireplace.

### Bedroom Two

15' 0" x 10' 9" (4.57m x 3.28m)

A double room with plenty of natural light from windows to both front and side elevations, there is a ceiling light point, loft access, storage cupboard, central heating radiator and as the main focal point of the room there is a decorative cast iron fireplace.

### Bedroom Three

12' 5" x 6' 0" (3.78m x 1.83m)

With feature sash window, ceiling light point, loft access and central heating radiator.

### Bedroom Four

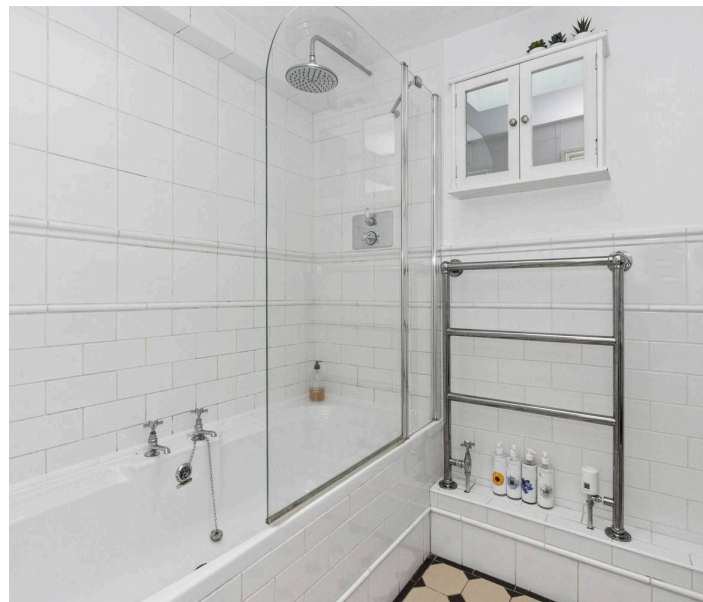
10' 8" x 5' 6" (3.25m x 1.68m)

With two timber and glazed windows, exposed painted floor boards, central heating radiator and ceiling light point. This room is currently utilised as a dressing room.

## Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

With a Velux double glazed window, ceiling light point, part tiled walls, tiled floor, shaver socket, wall light point, extractor fan, heated towel rail and fitted with a suite comprising pedestal wash basin, low flush WC and double ended bath with tiled side panel, glazed shower screen and chrome shower fitting over.





## Garden

The garden to the property is situated at the front which faces south. The garden is slightly elevated from the roadside and boarded by a stone wall with wrought iron railings and two stone gate posts with a wrought iron hand gate opening onto a short flight of steps, with a stone flagged pathway leading to the main entrance. there is a lawned garden together with planted flowers and shrubs, stone flagged patio and pathway and steps down the left hand side of the house, leading down to the dining kitchen.

## Additional Details

The property is grade 2 listed- with the entry number 1279354.









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