



381 Huddersfield Road, Halifax

Offers in Region of **£130,000**





381 Huddersfield Road

Halifax

Well presented, tastefully appointed, three bedroom end terraced house, which would make an ideal first time purchase and is located within this convenient established residential area close to Halifax Town center and the M62.

The property has pvcu triple glazing to the front elevation and double glazing to the rear. The property has been rewired in recent years together with a new central heating system and briefly comprising to the ground floor entrance hall, living room and fitted kitchen. First floor landing leading to three bedrooms and stylish modern bathroom. Externally there is a flagged yard to the rear. The property enjoys a casual use of off road parking to one side.

Ground Floor

Entrance Hall

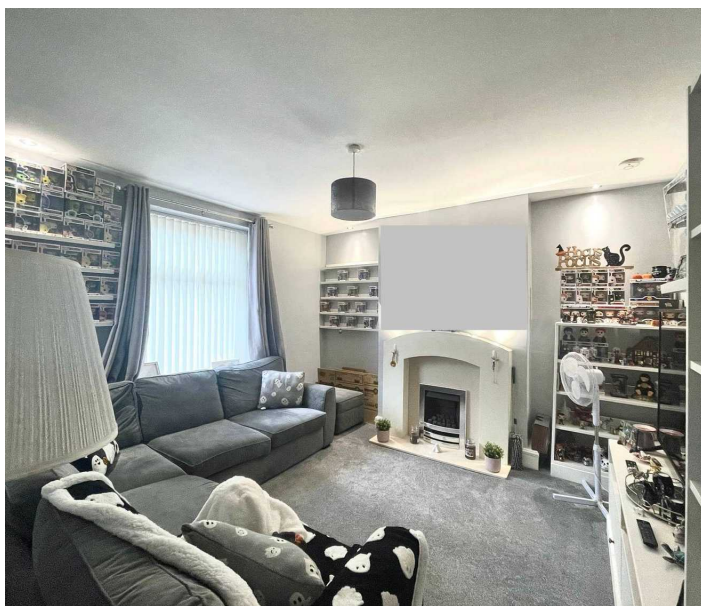
With composite panelled and frosted double glazed door, in which the vendors are leaving their ring system which has a doorbell, home security alarm and spotlight, we'll deactivate our account and any buyer can connect devices with QR codes. Central heating radiator, inset led down lighters and from here access can be gained to the following rooms..-

Living Room - 12' 6" x 12' 5" (3.81m x 3.78m)

With a pvcu triple glazed window, ceiling light point, central heating radiator and as the main focal point of the room there is a fireplace with surround with led up lighters, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth.

Kitchen - 14' 2" x 11' 0" (4.32m x 3.35m)

A generously proportioned room which has a pvcu double glazed window looking out to the rear and adjacent pvcu and frosted double glazed door, there are two ceiling light points, tiled floor and a range of cream gloss base and wall cupboards, drawers, pan drawers, contrasting overlying worktops with tiled splash backs, covered housing and Ideal gas fired central heating boiler (the central heating system was replaced in 2021). There is an inset 1 1/2 bowl single drainer stainless steel sink with chrome monobloc tap, four ring halogen hob with stainless steel extractor hood over, electric oven, microwave, housing for fridge freezer, integrated dishwasher, plumbing for automatic washing machine and central heating radiator. To one side there is a useful storage cupboard which has a frosted pvcu double glazed window.





First Floor Landing

This is accessed from the kitchen and has a pvcu double glazed window looking out to the rear, there are inset led down lighters, loft access, central heating radiator and providing access to the following rooms..-

Bedroom One

12' 9" x 9' 2" (3.89m x 2.79m)

A double room with a triple glazed pvcu window with a pleasant aspect, there is a ceiling light point, central heating radiator, chimney breast and to one side there is a mirror fronted wardrobe.

Bedroom Two

12' 2" x 5' 10" (3.71m x 1.78m)

This is situated to the rear and has a pvcu double glazed window, ceiling light point and central heating radiator.

Bedroom Three

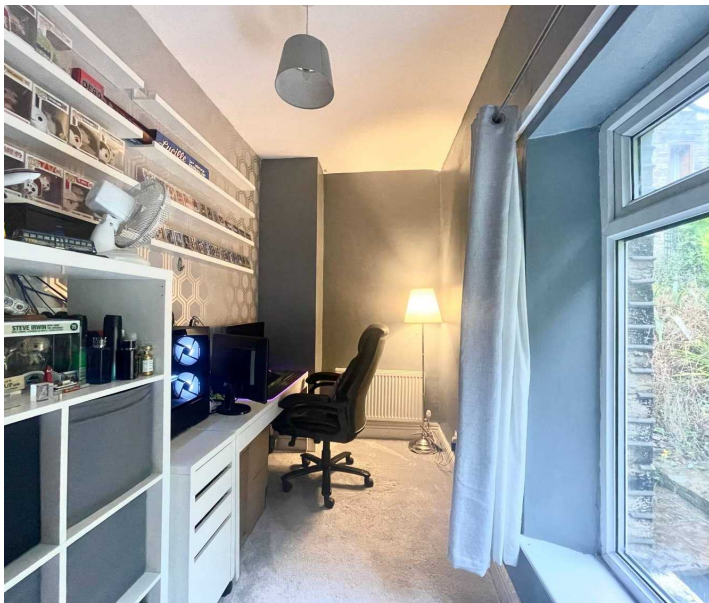
9' 6" x 6' 9" (2.90m x 2.06m)

This is situated adjacent to bedroom one and has a triple glazed pvcu window, there is a ceiling light point and central heating radiator.

Bathroom

12' 2" x 4' 9" (3.71m x 1.45m)

With inset led down lighters, floor to ceiling 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 water fall style monobloc tap, wall hung WC with concealed system and double ended panelled bath with water fall style mixer tap, glazed shower screen and chrome shower fitting incorporating fixed shower rose and separate hand spray.





Garden

To the front of the property there is a wrought iron hand gate with a stone wall and this opens onto the main entrance. There is a flagged yard to the rear with out houses.

Garage

To the left hand side of the property there is a flagged parking area of which the current owners have enjoyed casual use.



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)

COPYRIGHT Unauthorised reproduction prohibited.

FREE VALUATIONS If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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.

MAILING LIST Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 • www.simonblyth.co.uk/