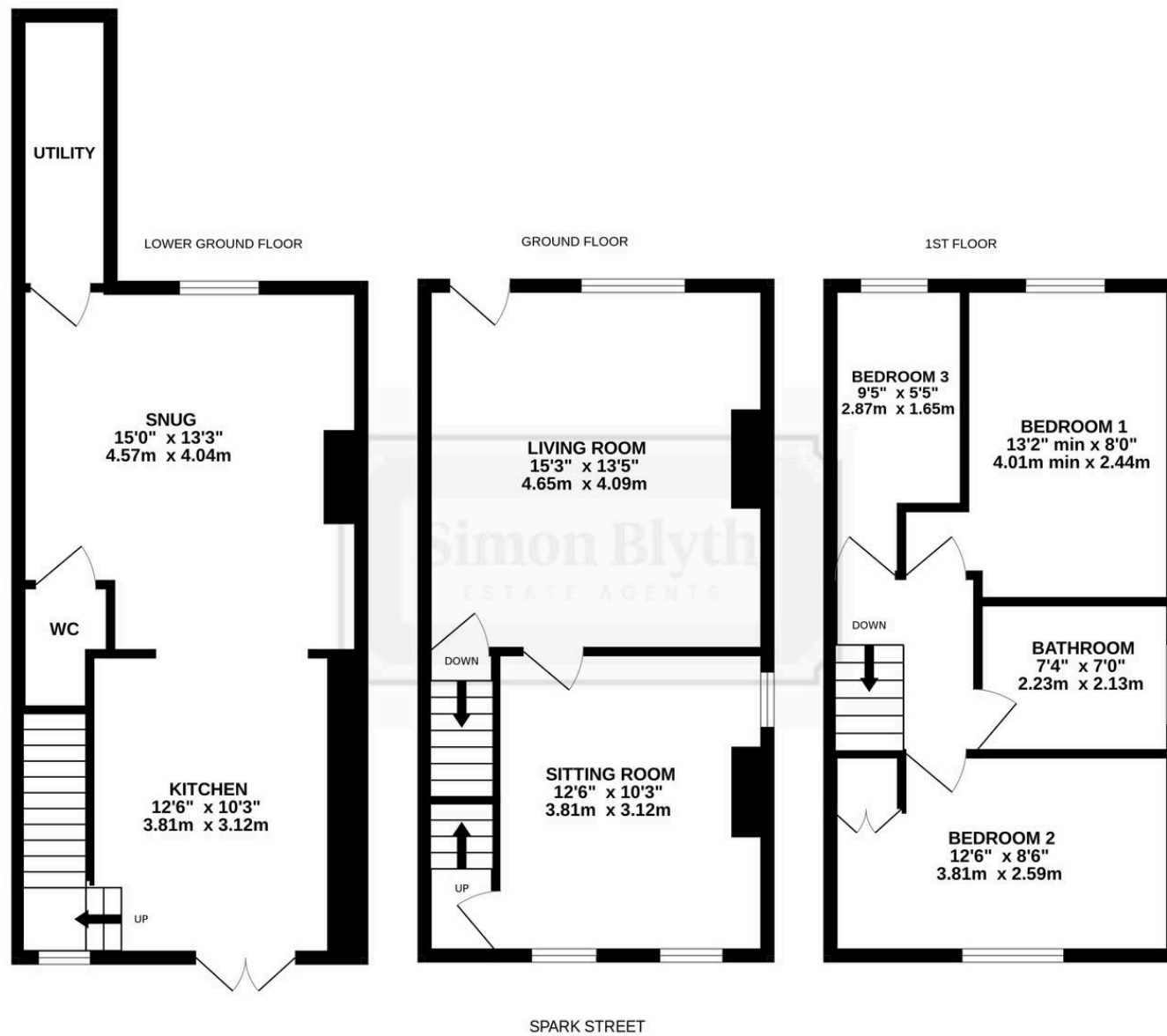




1 Spark Street, Huddersfield
Huddersfield

£177,000



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1 Spark Street

Longwood, Huddersfield

A detailed inspection is essential to appreciate the generous level of accommodation on offer for this stone built end terrace house with manageable gardens to both front and rear and offering circa 1200 sq feet of living space.

The property is located within this popular and established residential area, spark street is one of the few cobbled roads in the area and with views to the front across to Scapegoat Hill, there is a gas central heating system, pvcu double glazing and comprising to the ground floor living room and sitting room. Lower ground floor, snug, downstairs WC, kitchen and utility room. First floor landing with partially boarded loft, three bedrooms and four piece bathroom. Externally there are flagged gardens to both front and rear. The property is well placed for access to local shopping facilities, schools and J23 and J24 of the M62 linking East Lancashire to West Yorkshire.



Ground Floor - Living Room

15' 3" x 13' 5" (4.65m x 4.09m)

This is the first of three reception rooms with pvcu double glazed window looking out over the front garden and with an adjacent pvcu and frosted double glazed door, there is a ceiling light point, two central heating radiators, two wall light points and as the main focal point of the room there is a chimney breast with timber surround, tiled inset and home to a gas stove which rests on a gas coal effect on a tiled hearth. To the rear of the living room there are doors giving access to a sitting room and to a staircase leading down to the lower ground floor accommodation.

Sitting Room

12' 6" x 10' 3" (3.81m x 3.12m)

This bright and airy reception room has two pvcu double glazed windows to the rear elevation and one to the side elevation, all of which provide plenty of natural light, there is a ceiling light point, central heating radiator and chimney breast with electric fire resting on a marble hearth. To one side a door opens onto a staircase rising to the first floor.

Lower Ground Floor - Kitchen

12' 4" x 8' 9" (3.76m x 2.67m)

This has a pvcu double glazed window together with adjacent pvcu double glazed French doors which open onto the rear garden, there are inset LED down lighters, tiled floor, wall mounted Ideal Logic gas fired central heating boiler and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, inset single drainer stainless steel sink with chrome mixer tap, gas and electric cooker point, extractor hood, plumbing for dishwasher, integrated fridge and central heating radiator. To the rear of the kitchen a doorway gives access to a snug.



Snug

15' 0" x 13' 3" (4.57m x 4.04m)

This is the third reception room which has a pvcu double glazed window, two central heating radiators, inset led down lighters, tiled floor and chimney breast with tiled inset and home to a gas coal effect stove which rests on a tiled hearth.

Downstairs WC

5' 7" x 2' 5" (1.70m x 0.74m)

With tiled floor, ceiling light point, floor to ceiling tiled walls and fitted with a suite comprising hand wash basin and low flush WC.

Utility Room

11' 3" x 3' 6" (3.43m x 1.07m)

With two wall lights, worktop with base cupboards, there is space for a freezer and under counter space with plumbing for automatic washing machine.

First Floor Landing

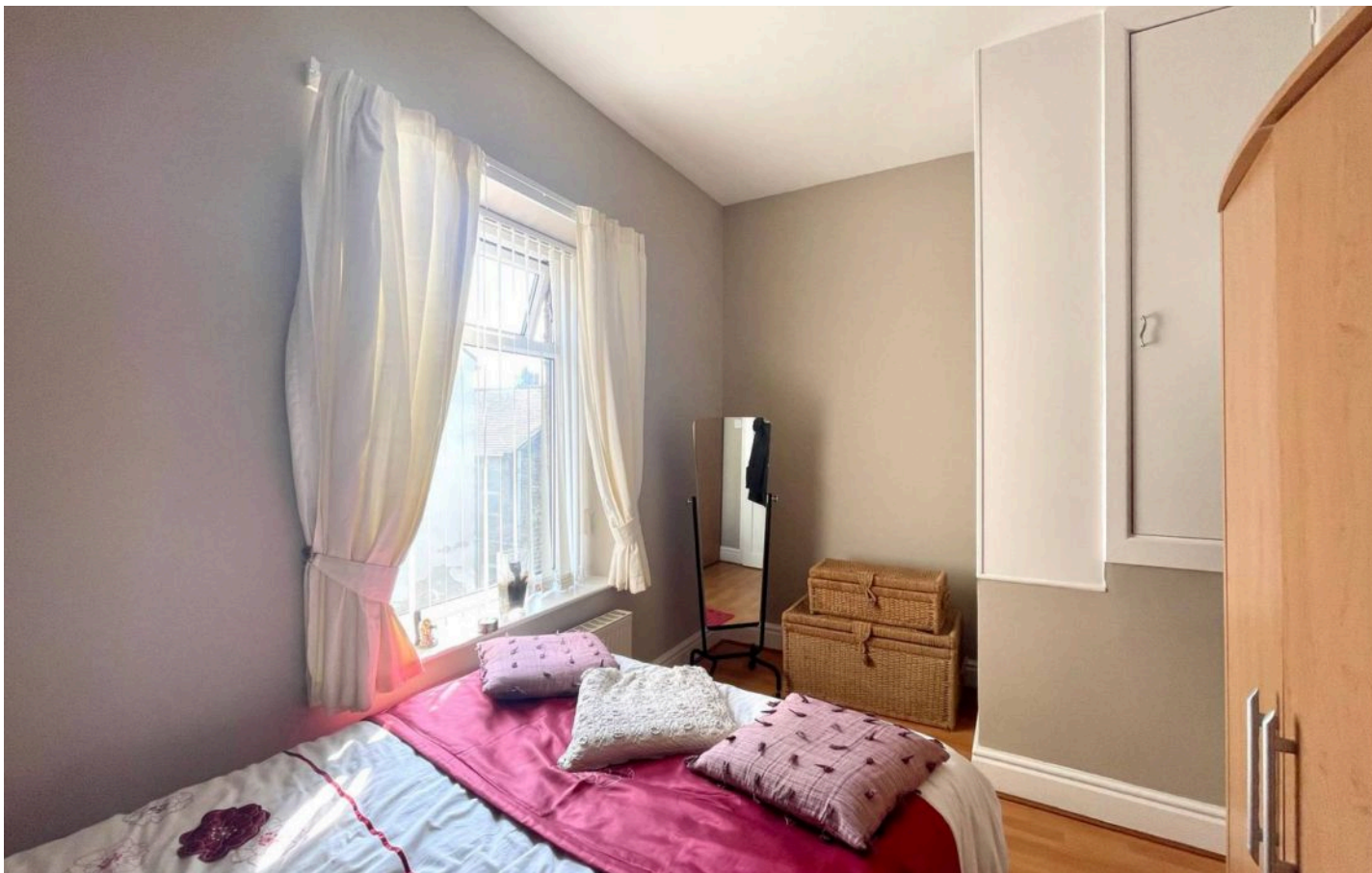
With useful storage cupboard over the stairs and loft access with retractable aluminium ladder leading to a partially boarded loft space with light. From the landing access can be gained to the following rooms..-

Bedroom One

13' 2" x 8' 0" (4.01m x 2.44m)

With pvcu double glazed window looking out over the front garden, there is a ceiling light point, two wall light points, central heating radiator, laminate flooring, two wall light points and a range of fitted furniture including wardrobes, cupboards, drawers and bedside tables. With a further useful storage cupboard above the door.





Bedroom Two

12' 6" x 8' 6" (3.81m x 2.59m)

With pvcu double glazed window looking out to the rear, there is a ceiling light point, central heating radiator, laminate flooring and above the bulk head there are fitted floor to ceiling storage cupboards which can be accessed to two sides.

Bedroom Three

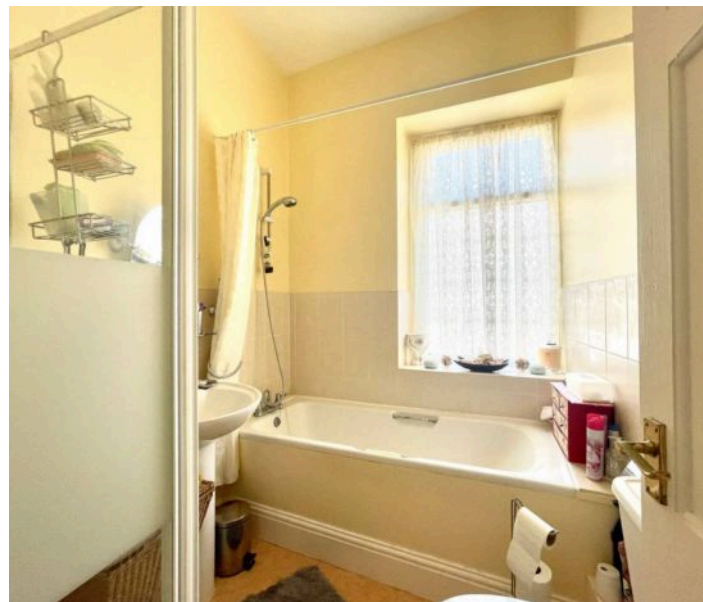
9' 5" x 5' 5" (2.87m x 1.65m)

This is situated adjacent to bedroom one and has a pvcu double glazed window, ceiling light point, central heating radiator, laminate flooring and a useful storage cupboard above the door.

Bathroom

7' 4" x 7' 0" (2.24m x 2.13m)

With a frosted pvcu double glazed window, ceiling light point, central heating radiator, part tiled walls and fitted with a four piece suite comprising panelled bath with mixer tap incorporating hand spray, pedestal wash basin, low flush WC and shower cubicle and Triton electric shower fitting.



Garden

To the front of the property there are stone gate posts leading on to a flagged garden with lovely views to one side over Golcar and up to Scapegoat Hill. The rear garden is accessed from the kitchen and is walled to two sides together with stone flagged patio for ease of maintenance, outside cold water tap and with right of way across the rear of the neighboring property onto a cobbled road which is at the back of spark street.



ADDITIONAL DETAILS

- THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM
- 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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