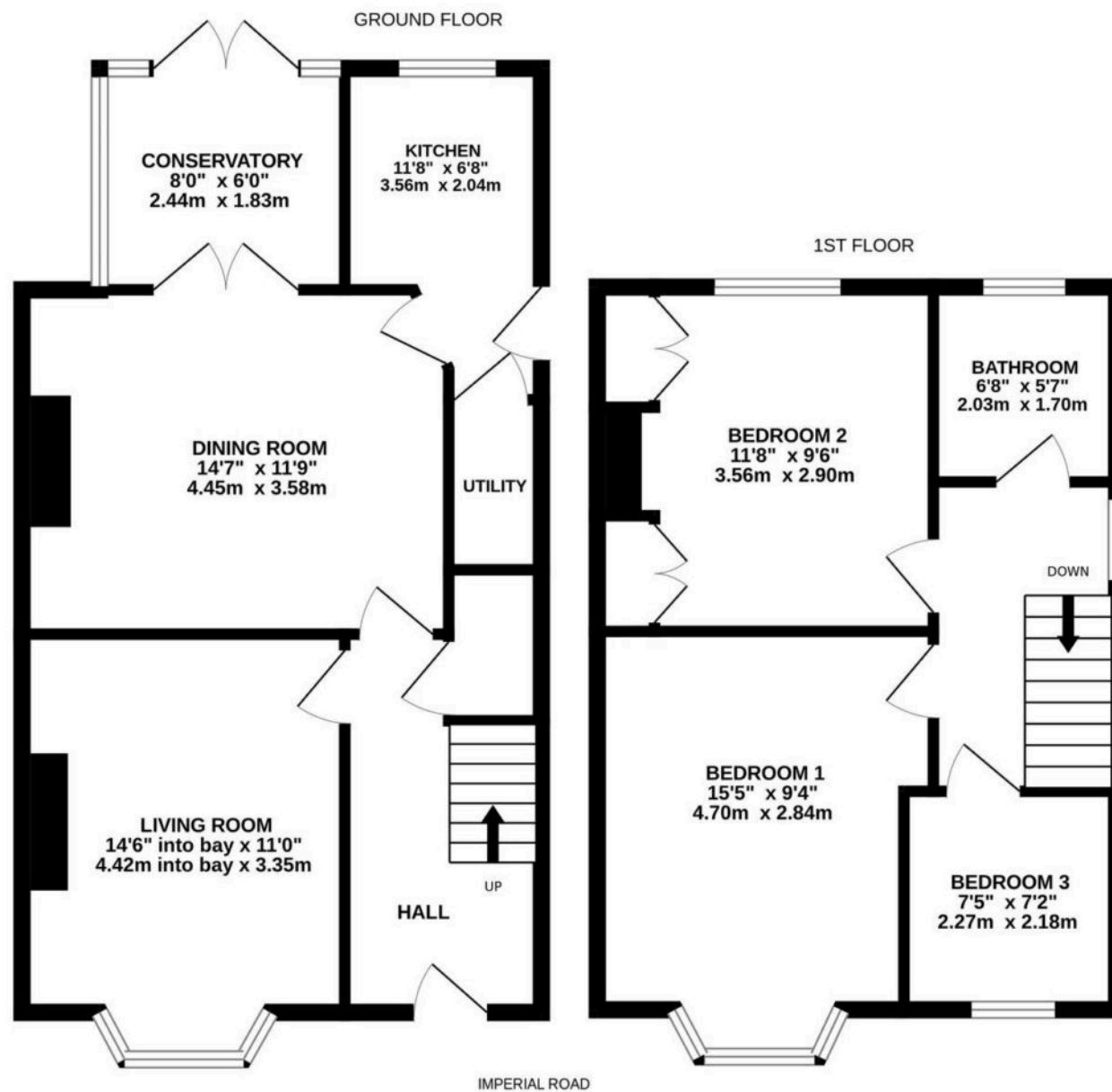




61 Imperial Road, Huddersfield
Huddersfield

Offers in Region of **£285,000**



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.
Made with Metropix ©2023



61 Imperial Road

A MATURE PART-STONE FRONTED AND REMAINDER RENDERED SEMI-DETACHED HOUSE WITH PARKING FOR TWO ACROSS THE FRONT, A DRIVEWAY TO THE SIDE, A GARAGE, AND LARGE REAR GARDEN. THE PROPERTY OFFERS SCOPE TO EXTEND EITHER INTO THE ROOF SPACE OR TO THE REAR, BUT CURRENTLY OFFERS WELL-PRESENTED ACCOMMODATION SERVED BY A GAS CENTRAL HEATING SYSTEM AND PVCu DOUBLE-GLAZING.

The accommodation briefly comprises of entrance hall, bay-fronted living room, separate dining room, conservatory, and kitchen to the ground floor. To the first floor, there is a landing which leads to three bedrooms and the house bathroom. The loft is majority boarded with a Velux window and lighting.

Situated toward the top of Imperial Road, there are various amenities within walking distance in Marsh and local schools.



ENTRANCE HALL

Enter into the property through a composite panelled and frosted double-glazed door. The entrance hall features a spindle staircase with oak handrail and useful storage beneath, a ceiling light point, a frosted PVCu double-glazed window above the door which provides additional natural light, laminate flooring, and a vertically hung central heating radiator. From the hallway, there is access to the living room, the dining room, and the kitchen.

LIVING ROOM

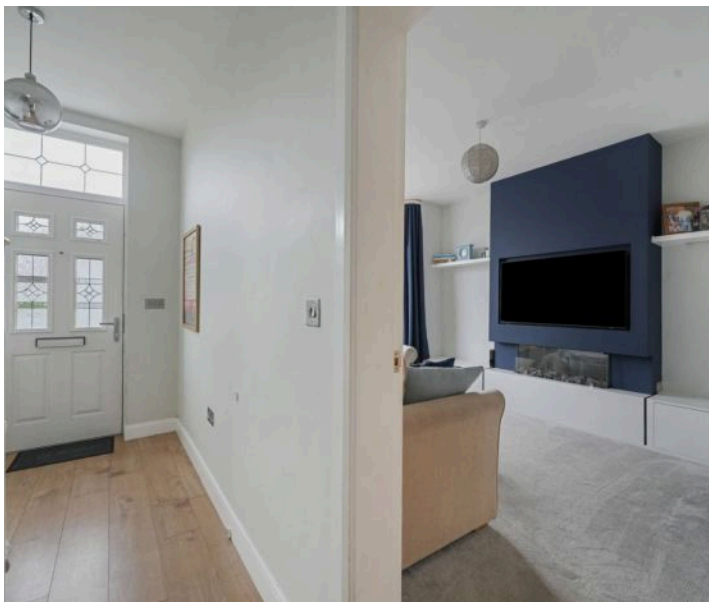
14' 6" x 11' 10" (4.42m x 3.61m)

The lounge is a comfortable reception room with walk-in bay with PVCu double-glazed windows looking out to the front and providing plenty of natural light. There is a ceiling light point, a vertically hung radiator, and the main focal point of the room is the chimney breast, which comprises of a recess for mounting a flat-screen TV and beneath this is a flame effect, remote controlled, electric fire and storage cupboards.

DINING ROOM

11' 9" x 14' 7" (3.58m x 4.45m)

DINING ROOM (11'9" x 14'7") The dining room is another well proportioned room which is situated to the rear of the property and features PVCu double-glazed French doors providing access to the conservatory and a further door adjacent to this which provides access to the kitchen. There is a decorative ceiling rose with ceiling light point, ceiling coving, a central heating radiator, and a chimney breast with painted timber surround and marble-effect hearth.



KITCHEN

11' 8" x 6' 8" (3.56m x 2.03m)

The kitchen features a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, and an inset single drainer stainless-steel sink with chrome mixer tap. There is also an electric cooker point, plumbing for an automatic washing machine, a central heating radiator, a ceiling light point, and coving to the ceiling. The kitchen benefits from a PVCu double-glazed window looking out over the rear garden, together with a composite panelled and frosted, double-glazed door opening onto the driveway. Beneath the stairs is a pantry with fitted shelving and a frosted PVCu double-glazed window.

CONSERVATORY

The conservatory is approached through twin PVCu double-glazed French doors from the dining room, with single glazed sliding doors providing access to the rear garden.





FIRST FLOOR LANDING

The landing features a PVCu double-glazed window to the gable, a ceiling light point, and provides access to three bedrooms and the house bathroom.

BEDROOM ONE -15' 5" x 9' 4" (4.70m x 2.84m)

Bedroom one is a double bedroom with a walk-in bay which features PVCu double-glazed windows overlooking the front of the property. There is a ceiling light point, a vertically hung radiator, a chimney breast, and part-mirror fronted and grey gloss fitted wardrobes together with dressing table to the left-hand side of the chimney breast.

BEDROOM TWO -11' 8" x 9' 6" (3.56m x 2.90m)

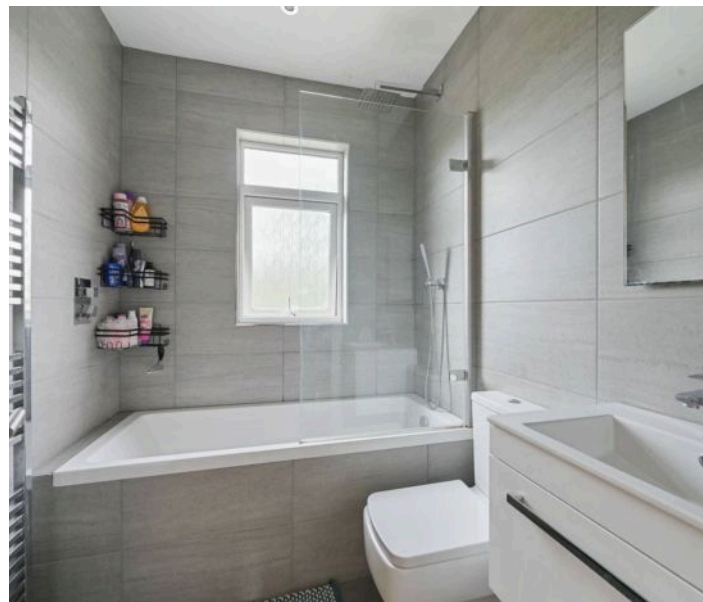
Bedroom two is another double bedroom with a PVCu double-glazed window which looks out across the rear garden. There is a ceiling light point, a central heating radiator, a chimney breast with fitted wardrobes and shelving to either side, and a fold-down timber ladder providing access to a majority-boarded loft (14'7" x 12'7") with a Velux double-glazed window and a light.

BEDROOM THREE -7' 5" x 7' 2" (2.26m x 2.18m)

Bedroom three is situated adjacent to bedroom one and benefits from a PVCu double-glazed window, a ceiling light point, a central heating radiator, and fitted high-level storage cupboards.

HOUSE BATHROOM -6' 8" x 5' 7" (2.03m x 1.70m)

The house bathroom features a three-piece suite comprising of a wall-hung vanity unit incorporating a chrome Monobloc tap, a low-level w.c., and a double-ended bath with tiled side panel, glazed shower screen and with fixed shower rows over, together with chrome hand spray. The bathroom also benefits from inset ceiling downlights, a frosted PVCu double-glazed window, floor-to-ceiling tiled walls, an extractor fan, tiling to the floor, and a chrome ladder-style heated towel rail.



GARDEN

Externally to the front, there are twin timber gates to the right-hand side of the property which open onto a tarmac driveway which leads to a detached concrete sectional garage. Externally to the rear is a particularly generous rear garden with flagged patio immediately to the rear of the conservatory. Beyond this is a lawn garden with planted borders, and a further area of garden with trees and shrubs to the rear of the garage. The garage measures 19'7" x 9'0" and has a timber and glazed window to the side elevation, an electric up-and-over door, and power and lighting in situ. There is a printed concrete parking area running across the front of the property and providing off-street parking for two cars side by side.



THE PROPERTY IS LEASEHOLD FOR A REMAINDER OF 905 YEARS

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/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000