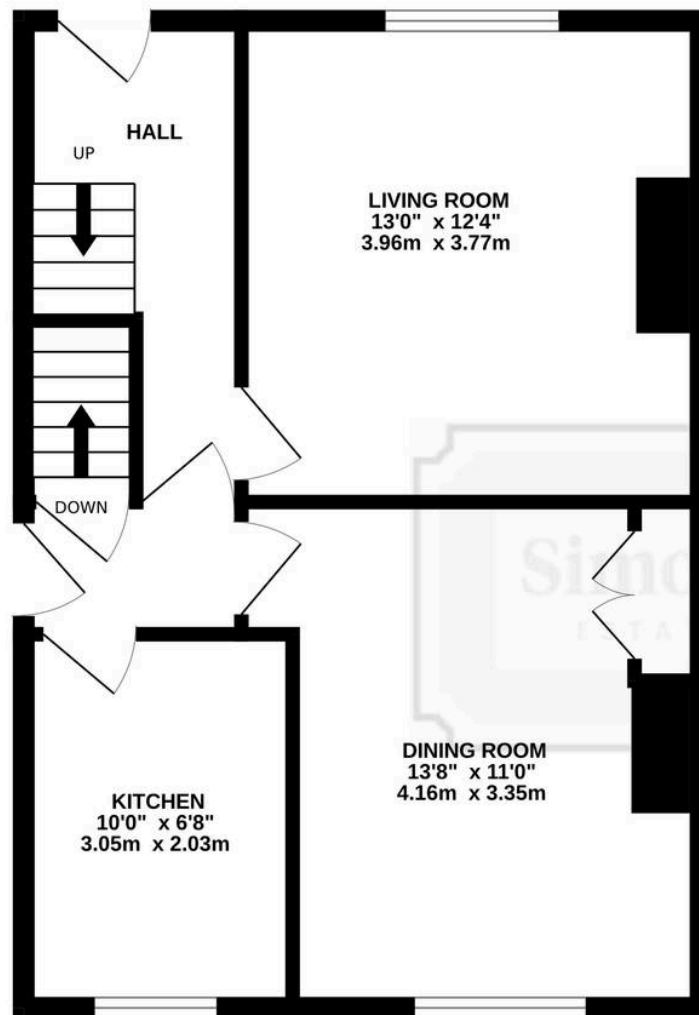




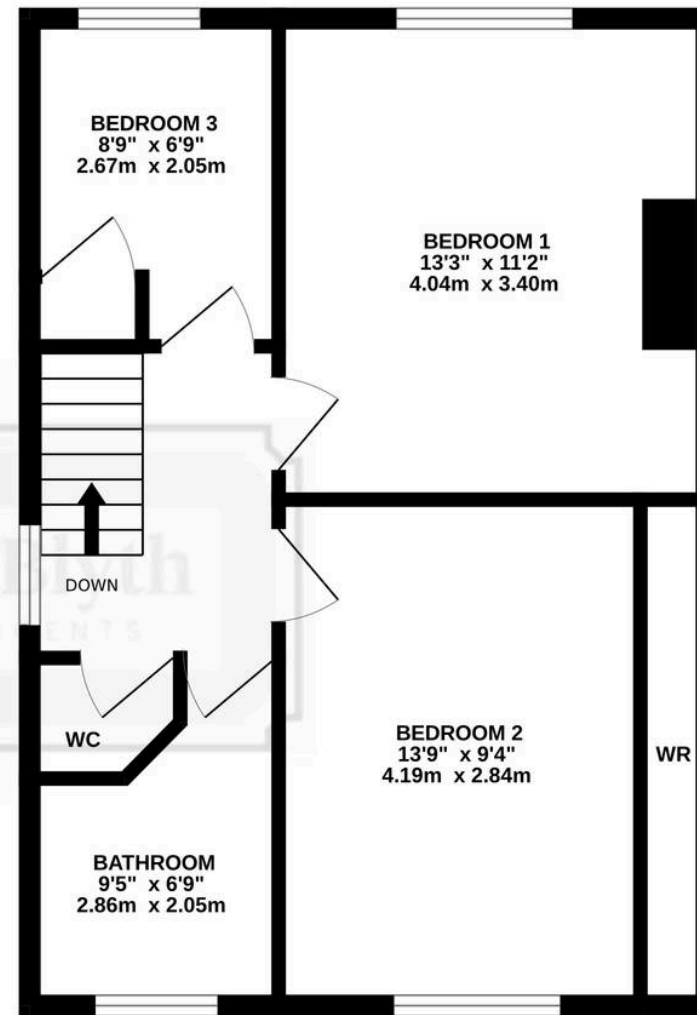
52 Larch Road, Huddersfield
Huddersfield

Offers in Region of **£200,000**

GROUND FLOOR



1ST FLOOR



LARCH 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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52 Larch Road

Paddock, Huddersfield

A mature stone fronted semi detached house with a blue slate pitched roof overlooking a good sized rear garden and located within this established residential area in close proximity to local shops, schools, town centre and accessible for the J24 of the M62.

Property is ideal for a young family and provides well proportioned accommodation which is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, living room, separate dining room, modern fitted kitchen with appliances. Basement with cellar. First floor landing leading to three bedrooms, modern bathroom with Duravit suite and separate WC.



Ground Floor Entrance Hall

With a pvcu and frosted double glazed door with frosted pvcu double glazed window over providing natural light, there is a ceiling light point, ceiling coving, picture rail, dado rail, central heating radiator, cloaks rail and to one side a staircase rises to the first floor, from the hallway there are doors giving access to the living room and side entrance lobby.

Living Room

13' 0" x 12' 5" (3.96m x 3.78m)

This is the first of two well proportioned reception rooms with a large pvcu double glazed windows looking out over the front garden. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a decorative fireplace with timber surround, marble effect inset and marble effect hearth.

Side Lobby

With a pvcu and frosted double glazed door, this has ceiling light point, ceiling coving, door giving access to the basement as well as doors leading to the dining room and kitchen.

Dining Room

13' 8" x 11' 0" (4.17m x 3.35m)

Another good sized reception room with a large pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator, picture rail, chimney breast with wall mounted gas fire. To the left hand side of the chimney breast there are fitted cupboards and to one side there is a serving hatch to the kitchen.



Kitchen

10' 0" x 6' 8" (3.05m x 2.03m)

With pvcu double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving, tiled flooring, central heating radiator and fitted with a range of gloss base and wall cupboards, drawers, these are complimented by brushed stainless steel handles with contrasting timber effect over lying worktops with tiled splash backs, there is an inset 1 1/2 bowl single drainer stainless steel sink with chrome mixer tap, five ring Stoves gas hob with extractor hood over and with Stoves gas double oven and electric grill, there is under counter space for washing machine and space for fridge freezer, to one side a serving hatch to the dining room.

Basement

This is accessed from the side lobby with stone steps leading down to a useful keeping cellar/store. There are wall lights and to one side a timber door gives access to a further store which includes a wall mounter Worcester gas fired combination central heating boiler with Hive.

First Floor Landing

With pvcu double glazed window to the gable, there is a ceiling light point, loft access and from the landing access can be gained to the following rooms.

Bedroom One

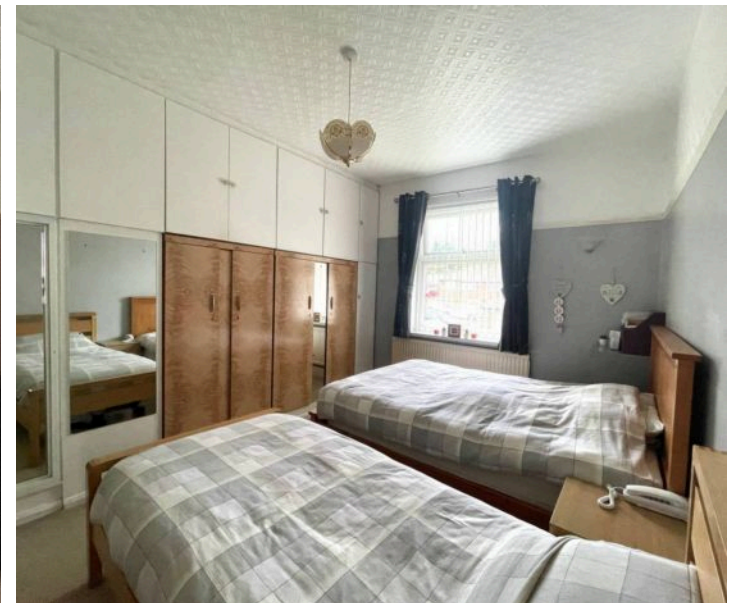
13' 3" x 11' 2" (4.04m x 3.40m)

A double room which has pvcu double glazed window looking out to the front, there is a ceiling light point, ceiling coving, picture rail, chimney breast and central heating radiator.

Bedroom Two

13' 9" x 9' 4" (4.19m x 2.84m)

With pvcu double glazed window looking out over the rear garden, there is a ceiling light point, picture rail, central heating radiator and to one wall there are a bank of fitted floor to ceiling part mirror fronted wardrobes and cupboards.





Bedroom Three

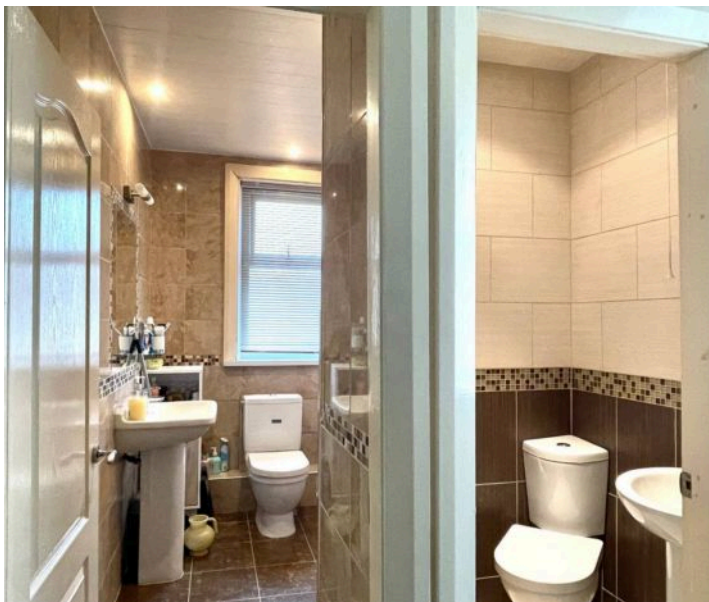
8' 9" x 6' 9" (2.67m x 2.06m)

This is situated adjacent to bedroom one and has pvcu double glazed window looking out to the front, there is a ceiling light point, central heating radiator and cupboard with shelving over the bulkhead.

Separate WC

3' 8" x 3' 6" (1.12m x 1.07m)

With floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap and low flush WC.



Bathroom

9' 5" x 6' 9" (2.87m x 2.06m)

With inset ceiling down lighters, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail, inset mirror with light fitting over and fitted with a Duravit suite comprising bath with tiled side panel, chrome mixer tap and Triton electric shower fitting over, pedestal wash basin with chrome monobloc tap and low flush WC.

Garden

To the front of the property there is a lawned garden with hedge bordering the pavement and planted shrubs together with three stone steps rising to the front door. To the right hand side of the property there is a wrought iron hand gate which opens into the rear garden. Rear garden is level with lawn, planted trees and shrubs and at the foot of the garden there is a flagged patio and useful garden store.

On street Parking



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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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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