



58 Slades Road, Bolster Moor
Huddersfield

Offers in Region of **£950,000**



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58 Slades Road

Bolster Moor, Huddersfield

A brand new contemporary individually designed home with a stunning ready to move into interior complete with floor coverings and light fittings and providing imaginatively designed and generous living space arranged over three floors.

There is gas central heating, underfloor to the ground and first floor and with radiators to the second floor, double glazing and accommodation which briefly comprises to the ground floor gallery reception hall with glass panelled open tread staircase, fitted storage cupboards, downstairs w.c., thirty four foot living kitchen with bi fold doors, glazed atrium and a Shaker style units with integrated appliances and marble worktops, utility room, guest double bedroom with bi fold doors and en-suite. First floor gallery landing, large lounge with floor to ceiling windows and bi fold doors taking full advantage of uninterrupted and far reaching views leading to a glass panelled balcony whilst to one side a sliding door gives access to a bar/barista. There is a master bedroom with dressing room and en-suite, adjacent double bedroom and a family bathroom. Second floor landing leading to two further double bedrooms and shower room.

Council Tax band: F

EPC: B





Reception Hall

22' 6" x 17' 8" (6.86m x 5.38m)

With large entrance door with frosted sealed unit double glazed windows to either side and a further window above all of which flood this area with natural light, there is tiled flooring, inset LED downlighters, two wall lights, a range of fitted furniture including cloaks cupboards, additional cupboards, drawers and shoe storage together with seating. There is a lovely glass panelled open tread staircase rising to the first floor galleried landing. From the hallway access can be gained to the following:-

Downstairs W.C.

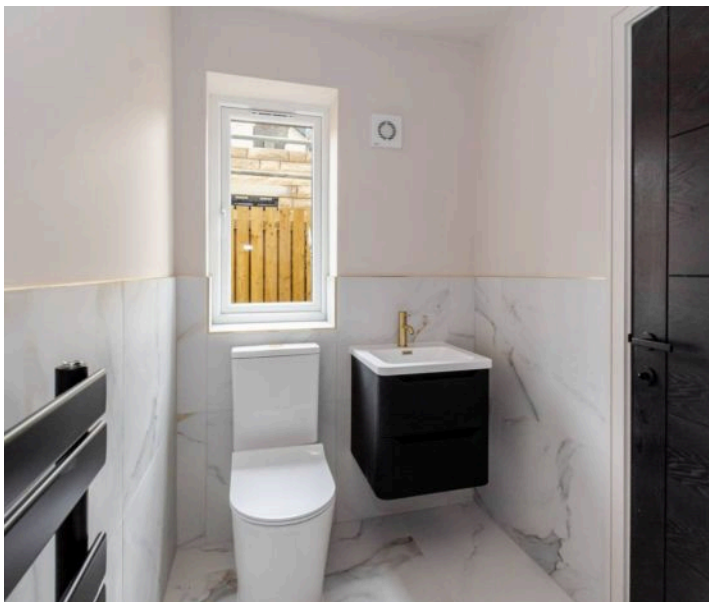
6' 8" x 3' 2" (2.03m x 0.97m)

With inset LED downlighters, extractor fan, half tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with Monobloc tap and low flush w.c.

Living Kitchen

34' 2" x 16' 4" (10.41m x 4.98m)

As the dimensions indicate this is a particularly spacious room ideal for entertaining and once again flooded with natural light from a four section bi fold doors to the rear elevation, three section bi fold doors to the side elevation as well as a glazed atrium. There are numerous inset LED downlighters, two ceiling lights, tiled flooring and fitted with a range of Shaker style base and wall cupboards, pan drawers, larder cupboard, integrated larder fridge, granite worktops with matching splashbacks, Neff electric fan assisted oven, Neff combi oven and large island unit with an inset sink, integrated waste bins, Neff wine cooler, Neff integrated dishwasher and a bank of cupboards all of which are complimented by overlying worktops which extend to form a breakfast bar and incorporate an inset sink with mixer tap which provides instant boiling water. From the living kitchen a door opens into the utility room.



Utility Room

6' 7" x 6' 9" (2.01m x 2.06m)

This has inset LED downlighters, Pvcu double glazed window, extractor fan, courtesy door to the double garage, tiled flooring and fitted with a range of useful storage cupboards together with a larder style freezer, granite worktops with matching splashbacks with inset sink and mixer tap together with under counter space for washing machine and tumble dryer.

Guest Bedroom

13' 4" x 12' 7" (4.06m x 3.84m)

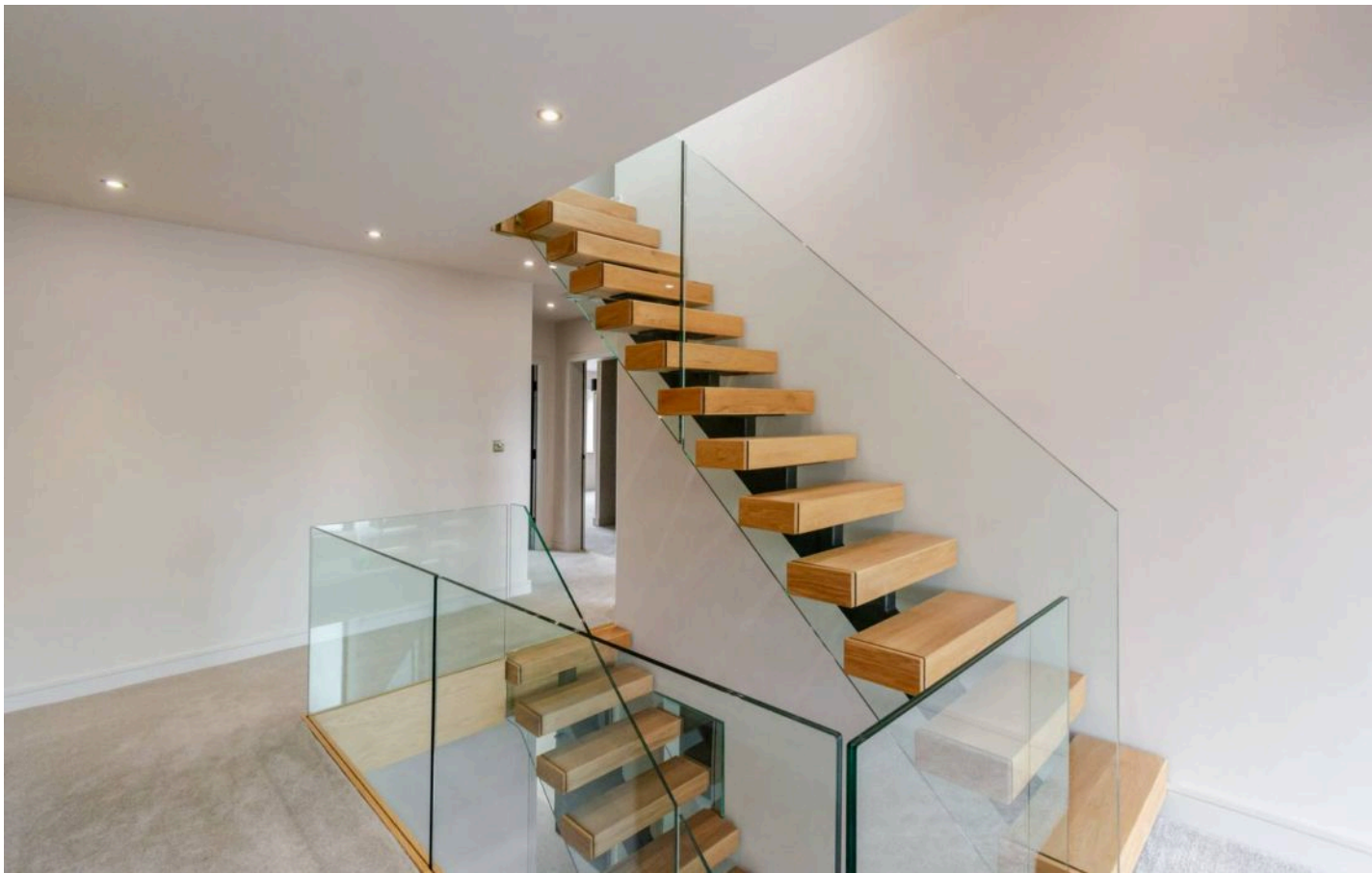
A double room with three section bi fold doors looking out over the rear garden, there inset LED downlighters, ceiling light, fitted carpet and to one side a door gives access to an en-suite shower room.

En-Suite Shower Room

9' 0" x 4' 8" (2.74m x 1.42m)

With Pvcu double glazed window, inset LED downlighters, extractor fan, heated towel rail, part tiled walls, tiled floor and fitted with a suite comprising wall hung vanity unit incorporating wash basin with Monobloc tap, low flush w.c. and walk in shower with glazed side panels and shower fitting incorporating fixed shower rose and separate hand spray.





First Floor Galleried Landing

15' 9" x 9' 9" (4.80m x 2.97m)

This has a glass panelled balustrade together with glass panelled open tread staircase rising to the second floor. There are inset LED downlighters and fitted carpets. From the landing access can be gained to the following rooms:-

Lounge

20' 2" x 17' 7" (6.15m x 5.36m)

As the dimensions indicate this is a beautifully proportioned reception room with a pitched ceiling, ceiling light, four section bi fold doors together with a further triangular window above all of which has been designed to take full advantage of some far reaching views which on a clear day stretch across to the cooling towers at Ferrybridge. There is a fitted carpet, two useful storage cupboards and to one side a sliding door gives access to a bar/barista.

Bar/Barista

6' 0" x 5' 2" (1.83m x 1.57m)

With a frosted Pvcu double glazed window, inset LED downlighters, extractor fan, fitted carpet and having bas and wall cupboards, overlying timber effect worktops with matching splashbacks, display shelving, inset sink with mixer tap, integrated fridge and integrated whirlpool coffee machine.



Balcony

Accessed via bi fold doors and spans the full width of the Lounge with a flagged floor and glass panelled balustrade to provide uninterrupted views.

Bedroom One

16' 5" x 13' 0" (5.00m x 3.96m)

A generous double room situated to the rear of the property and having a Pvcu double glazed window, inset LED downlighters, ceiling light and fitted carpet.

Dressing Room

11' 0" x 8' 9" (3.35m x 2.67m)

With inset LED downlighters, wall light, fitted carpet and having fitted furniture including open wardrobes with hanging rails, storage shelving and drawers. To one side a door opens into an en-suite shower room.

En-Suite Shower Room

9' 0" x 7' 0" (2.74m x 2.13m)

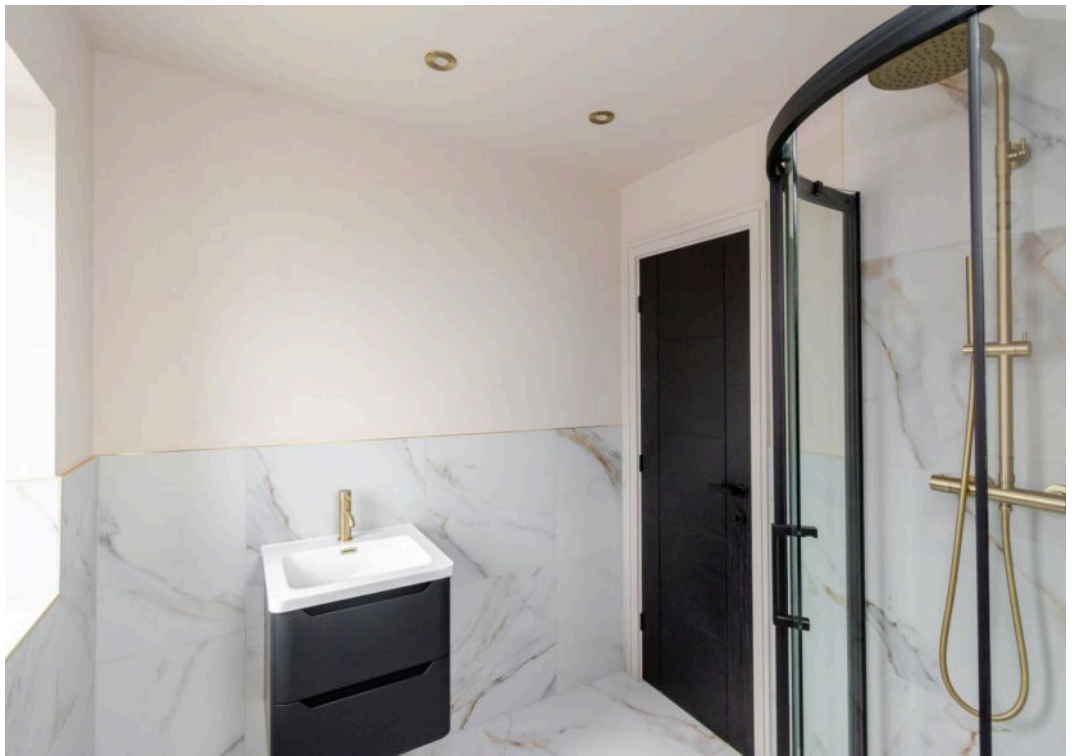
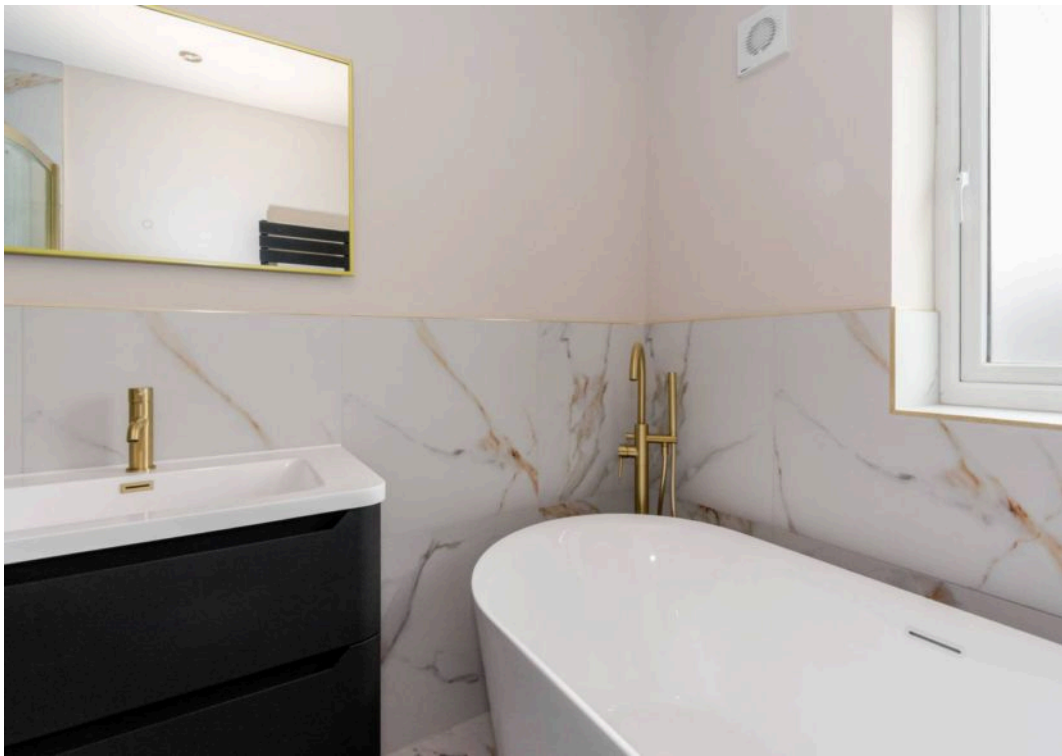
With a frosted Pvcu double glazed window, part tiled walls, tiled floor, inset LED downlighters, heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating wash basin with Monobloc tap and backlit mirror over, low flush w.c. and walk in shower with glazed side panel and shower fitting incorporating fixed shower rose and separate hand spray.

Bedroom Three

13' 4" x 10' 9" (4.06m x 3.28m)

A double room situated adjacent to bedroom one and having a Pvcu double glazed window, inset LED downlighters, ceiling light and fitted carpet.



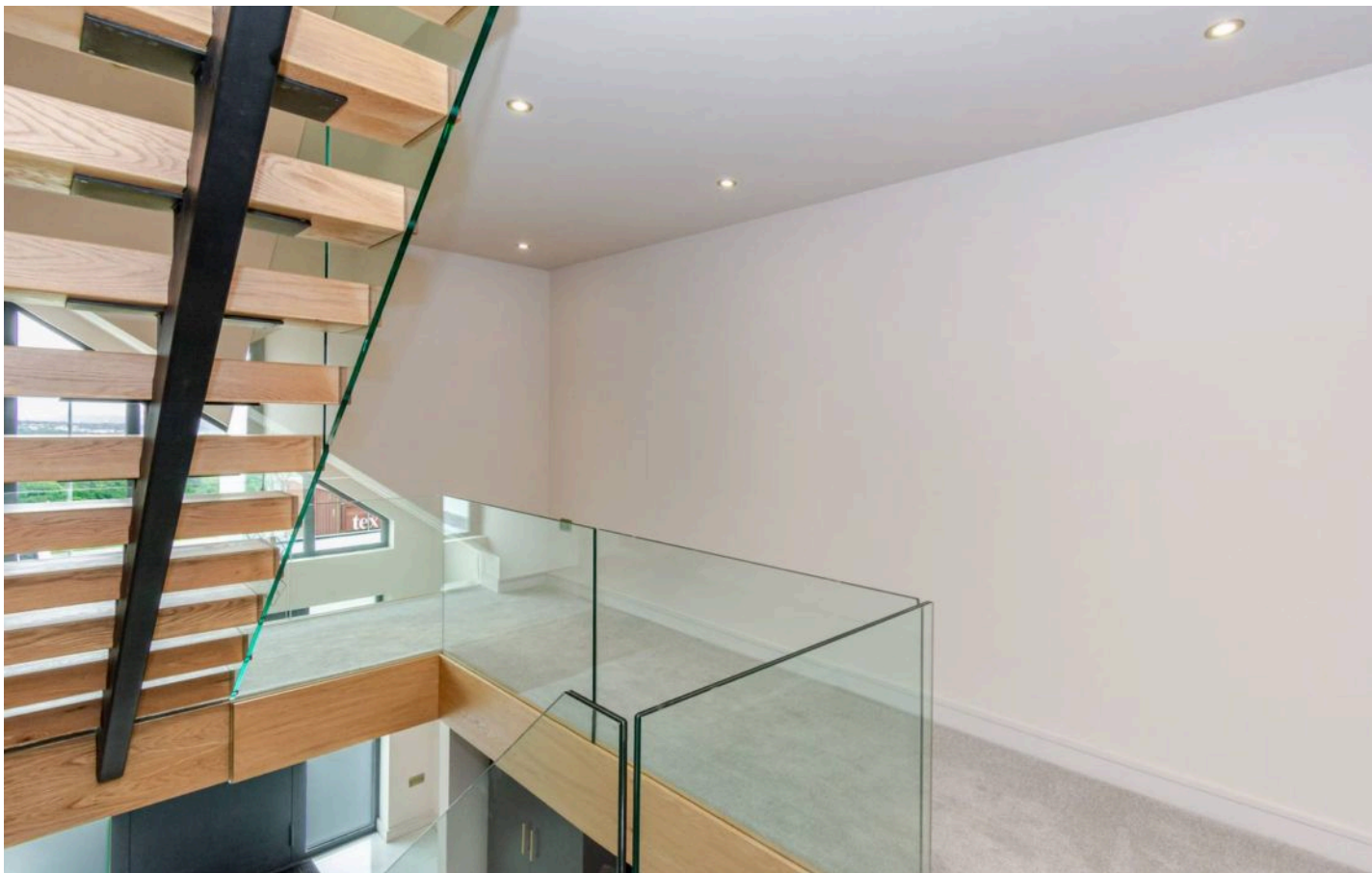




Bathroom

9' 3" x 6' 3" (2.82m x 1.91m)

With a frosted Pvcu double glazed window, inset LED downlighters, extractor fan part tiled walls, tiled floor, heated towel rail and fitted with a four piece suite comprising free standing bath with free standing Monobloc tap incorporating hand spray, wall hung vanity unit incorporating wash basin with Monobloc tap and backlit mirror over, low flush w.c. and shower cubicle with fixed shower rose and separate hand spray.



Second Floor Landing

With a velux double glazed window, inset LED downlighters, fitted carpet, useful storage cupboard and from the landing access can be gained to the following rooms:-

Bedroom Four

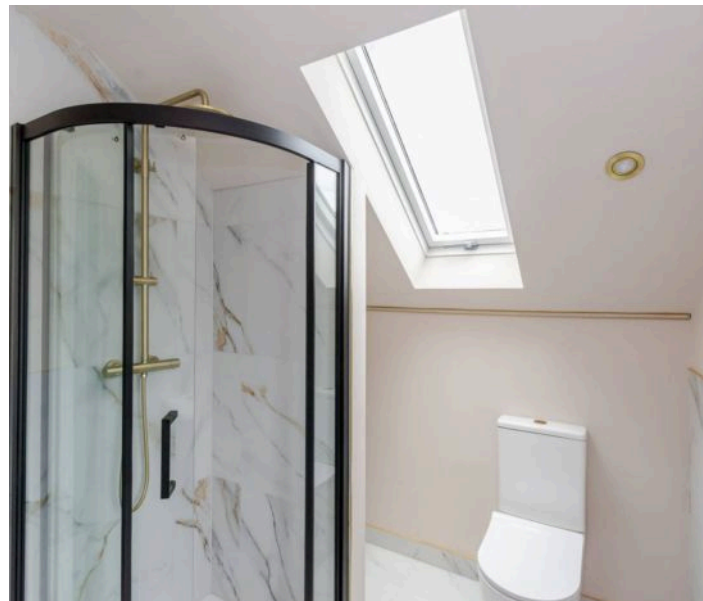
16' 4" x 17' 3" (4.98m x 5.26m)

Large double room with four velux double glazed windows, Pvcu double glazed window to the gable, inset LED downlighters, ceiling light, fitted carpet, vertically hung radiator and access to the eaves.

Bedroom Five

13' 4" x 9' 9" (4.06m x 2.97m)

With a velux double glazed window, Pvcu double glazed window to the gable, ceiling light, LED downlighters, fitted carpet and central heating radiator.



Shower Room

8' 6" x 6' 4" (2.59m x 1.93m)

With velux double glazed window, frosted Pvcu double glazed window, inset LED downlighters, extractor fan, part tiled walls, tiled floor, heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating wash basin with Monobloc tap, low flush w.c. and shower cubicle with fixed shower rose and separate hand spray.

Parking

The property is approached through a single sliding electric gate onto a large tarmac parking area bordered by dry stone walling and providing off road parking for a number of cars. From here an electric sectional door gives access to an integral double garage.

Double Garage

19' 7" x 19' 7" (5.97m x 5.97m)

With a frosted Pvcu double glazed window, external courtesy door and further courtesy door opening into the utility room. There is a ceiling light, EV charging point, cold water tap and manifold for the under floor heating and hot water storage cylinder together with a wall mounted ideal gas fired central heating boiler.

Gardens

There are tarmac pathways leading down each side of the property with are bordered by gravel and blocked paved sections with uplighters, there are external power points, outside cold water tap and to the rear there is a low maintenance garden with an extensive Indian stone flagged patio with three steps rising to a level area of Astro Turf with crushed blue slate to one side, planted shrubs and external lighting.

Additional Details

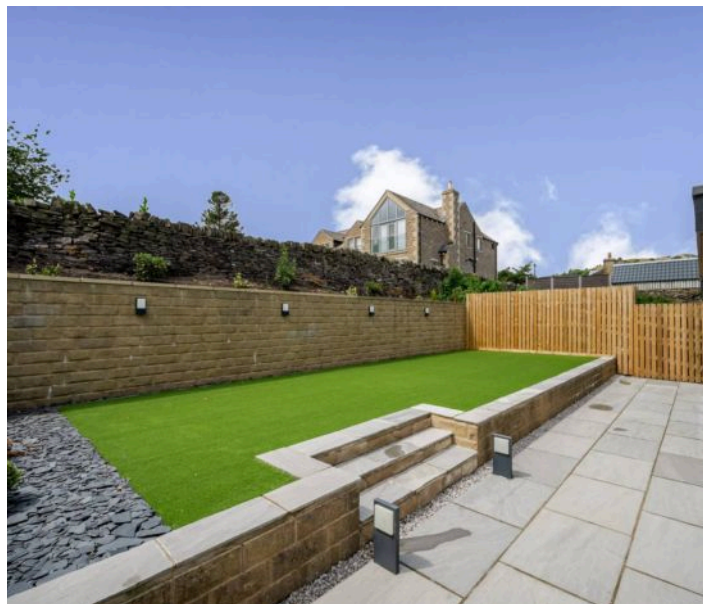
The property has a mixture of aluminium, Pvcu double glazing with timber sealed unit velux windows. The property has a gas fired central heating system with under floor heating to the ground and first floor, panel radiators to the second floor and electric under floor heating to the en-suites. The property comes complete with light fittings, LED downlighters and feature LED strip lighting.

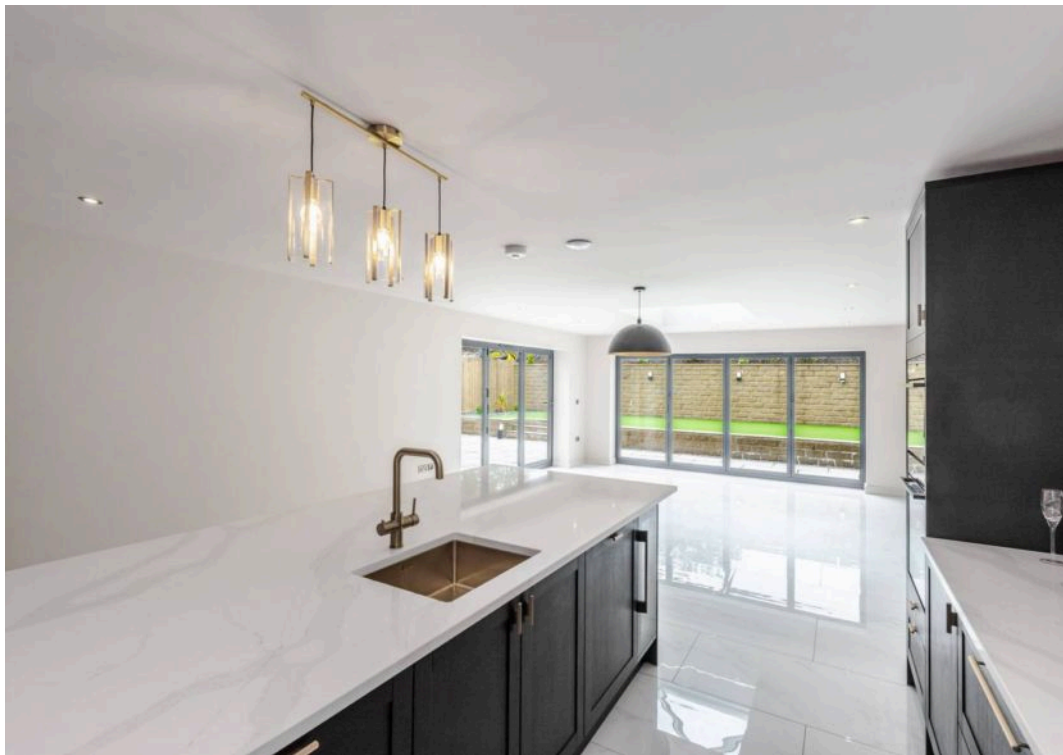
Warranty

The property has a 10 year warranty with London Belgravia

Directions

Using satellite navigation enter the postcode HD7 4JR





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.

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



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