



cornerstone  
ESTATE AGENTS

Newland Road  
Huddersfield



## Newland Road, Huddersfield

Offers In Region Of £300,000

CORNERSTONE IS PROUD TO PRESENT THIS METICULOUSLY MAINTAINED SEMI-DETACHED PROPERTY, FEATURING TWO RECEPTION ROOMS AND THREE SPACIOUS BEDROOMS. BOASTING A PRIVATE DRIVEWAY AND A GENEROUSLY SIZED, BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN, THIS HOME IS SITUATED ON A HIGHLY SOUGHT-AFTER ROAD IN A SEMI-RURAL LOCATION.

The property offers a thoughtful layout, beginning with a central entrance hall that leads to a well-appointed kitchen. The kitchen is equipped with solid wood countertops, a ceramic sink, an integrated dishwasher, and built-in appliances including a hob and an eye-level oven. Adjacent to the kitchen, the dining room features patio doors that open to the rear garden, creating a seamless indoor-outdoor living experience. The living room, with its charming bay window, offers a cozy space for relaxation.

The ground floor also includes a double bedroom and a modern bathroom, providing convenient single-level living. From the kitchen, a staircase ascends to the first-floor landing, which houses an open-plan study area. This level also includes two additional bedrooms and a second bathroom.



The main bedroom is a standout feature, with double doors that open to a spacious walk-in wardrobe. Outside, the property continues to impress with its well-maintained gardens. The front garden and a long driveway lead to a detached garage at the rear, the property is situated on a private lane and there is parking directly outside the front for several vehicles, the full width of the property and driveway. The expansive rear garden includes a large patio area, perfect for outdoor entertaining, as well as steps up to a manicured lawn and a timber garden shed.

This property offers a rare combination of rural tranquility and modern convenience, making it an ideal family home.

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band C

EPC: D

Parking: Garage; Large driveway; Ample parking in front of the property

#### **UTILITIES**

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas Central Heating

Broadband: Superfast Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





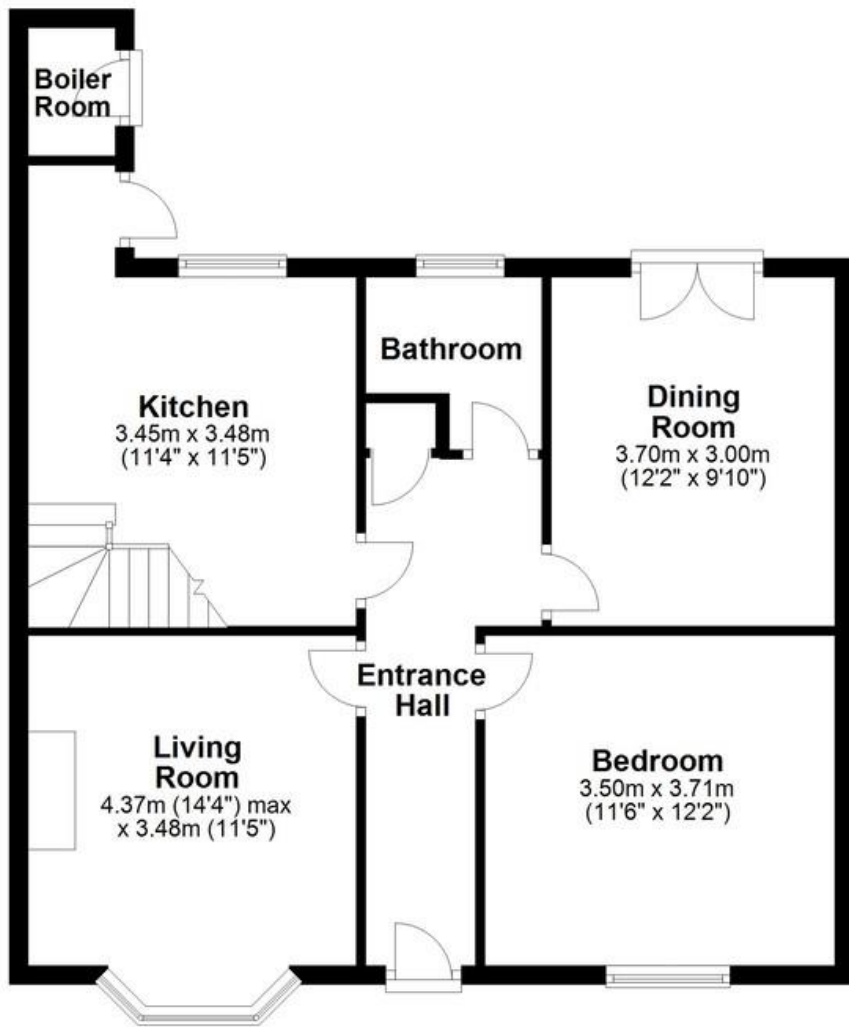






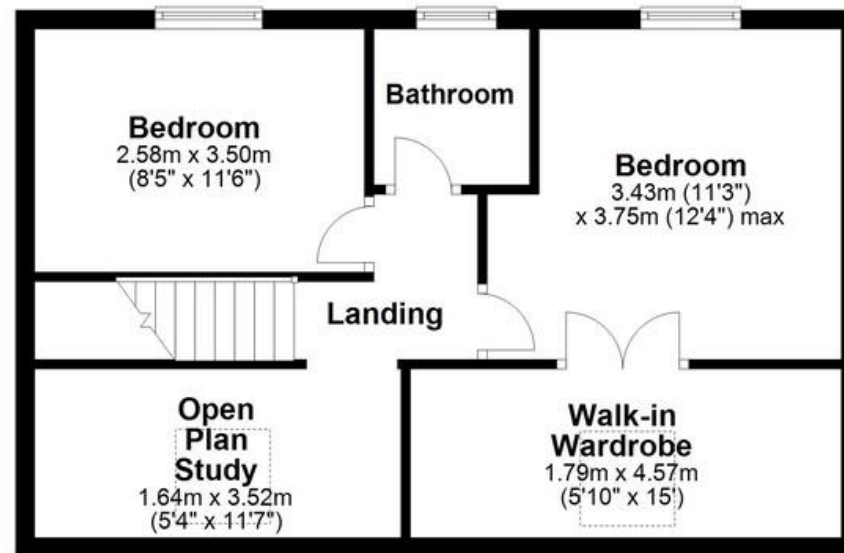
### Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



### First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Total area: approx. 110.8 sq. metres (1192.6 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		