

399 Wakefield Road,  
Huddersfield HD5 8DB

OFFERS OVER  
£300,000



**\*\*WOW... MUST BE VIEWED TO APPRECIATE THE SPACE ON OFFER\*\* FULL OF CHARACTER WITH ALL THE BENEFITS OF MODERN LIVING IS THIS FIVE DOUBLE BEDROOM VICTORIAN MID TERRACE PROPERTY WHICH BENEFITS FROM FOUR FLOORS OF VERSATILE LIVING ACCOMMODATION, BALCONY, GARAGE AND LOVELY VIEWS OVER RAVENSKNOWLE PARK.**

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY  
PROPERTIES



## GROUND FLOOR

### ENTRANCE LOBBY 4'10" x 4'1" apx

You enter the property through a composite door into this spacious lobby ideal for removing shoes and coats, space for freestanding furniture, high ceiling and a glazed, leaded door with side windows opens through to the entrance hallway



### ENTRANCE HALLWAY

You enter this magnificent victorian entrance hallway which really does set the scene for the accommodation on offer. Featuring high ceilings, intricate cornicing, wood paneling, an original staircase with beautiful timber balustrade which ascend to the first floor landing and doors lead through to the lounge, ground floor wet room/utility, living dining room, kitchen and stairs descend to the lower floor.





### **LOUNGE 14'3" x 14'7" max**

This generous and characterful family sitting room boasts high ceilings, cornice coving, deep skirting boards and offers ample space for freestanding living room furniture. The focal point of the room being the electric fire mounted in a marble fireplace and hearth. A large double glazed leaded window allows natural light to flood through the room and gives views over the front garden. A door leads through to the entrance hallway



### **LIVING DINING ROOM 24'6" x 12'5" max**

This spacious living dining room has high ceilings and decorative cornicing and is great for family get togethers and formal dining. To one side is a lounge area with stylish media unit with fitted desk and storage ideal for those who work remotely. To the other side is a dining area with space for a dining table and chairs, a fabulous double glazed floor to ceiling window allows an abundance of light flow through and looks out on to the balcony. Doors lead through to the kitchen and the entrance hallway.







**KITCHEN 12'6" x 9'9" max**

This modern kitchen is fitted with solid beech wall and base units, attractive, contrasting granite roll top work surfaces with matching upstands, inset stainless steel sink with drainer and mixer tap over. The kitchen benefits from a four ring induction hob with overhead extractor, integrated fridge freezer, dishwasher, electric oven and microwave oven. A central island provides an area to sit and eat with extra storage space. Slate tile underfoot completes the room and doors leads through to the living dining room and entrance hallway. An external door leads out to the rear balcony and stone steps to the driveway.



**UTILITY/ CLOAKROOM/WET ROOM 12'3" x 5'3" apx**

This great space provides a utility room with plumbing for a washing machine, space for a tumble drier, storage for coats and shoes and a separate wet room with double walk in shower and glass screen, low flush W.C and wall hung hand wash basin. Attractive tile to the floor, splash paneling to the walls and spotlights to the ceiling complete the room. A door leads through to the entrance hallway.





## LOWER GROUND FLOOR

### HALLWAY

Stairs descend from the entrance hallway to the lower floor and doors lead through to three store rooms and a family games room.

### STORE ONE 9'7" x 4'2" apx

Ideal for the storage of larger household items with vinyl flooring underfoot.

### STORE TWO / UTILITY 8'10" x 14'5" apx

A great size room with radiator and vinyl flooring underfoot, plumbing for a washing machine, original stone sink and extra fridge and freezer space.

### STORE THREE / GARAGE 9'9" x 10'2" apx

Extra storage space which gives access through to the garage.

### GAMES ROOM 13'8" x 11'5" apx

A huge room with radiator, vinyl flooring and a front facing window ideal for entertaining or a teenage retreat. The room features the original stove and has ample integrated storage.



## FIRST FLOOR LANDING

This grand first floor landing has the original timber balustrade, characterful high ceilings, cornicing, deep skirting and doors lead through to three double bedrooms (one with ensuite), shower room, family bathroom and a door which leads to the second floor.

### BEDROOM ONE 22'7" x 10'2" apx

This wonderfully spacious bedroom is light and airy courtesy of the large rear facing window. The room benefits from three sets of fitted wardrobes providing ample storage space and room for further freestanding furniture if desired. An archway opens to the ensuite shower room and a door leads through to the first floor landing.





**ENSUITE SHOWER ROOM 6'11" x 6'6" apx**

Comprising of a contemporary three piece white suite including a corner shower cubicle with curved glass screen, vanity hand wash basin with mixer tap, low level W.C and storage cabinetry. Partially tiled walls, contrasting tile flooring, spotlights to the ceiling and an archway leads to bedroom one.



**BEDROOM TWO 13'8" x 11'5" apx**

Positioned at the front of the property and being a neutrally decorated, excellent sized double bedroom with ample room for freestanding furniture and a large window gives a lovely view over to Ravensknowle Park. A doorway leads to the first floor landing.





### **BEDROOM THREE 12'7" x 9'10" apx**

Positioned at the rear of the property with rooftop views is this generously proportioned double bedroom. The room can comfortably accommodate a range of furniture and a door leads through to the first floor landing.



### **SHOWER ROOM 6'6" x 4'3" apx**

A handy shower room which is fully tiled, comprising of a walk in shower with glass screen, low flush W.C, vanity hand wash basin with mixer tap, victorian chrome plated radiator, spotlights to the ceiling and tile flooring underfoot completes the room and a door leads through to the first floor landing.



### **HOUSE BATHROOM 9'8" x 6'5" apx**

This stylish bathroom is fitted with a contemporary four-piece white suite, including a whirlpool bath with hand held shower attachment, quadrant steam shower with radio and mood lighting, wall hung hand wash basin with mixer tap and a low level W.C. The room is fully tiled with complimentary tile flooring, spotlights to the ceiling, front obscure glazed window, chrome heated towel rail and a door leads to the first floor landing.





## SECOND FLOOR LANDING

A staircase ascends from the first floor landing to the second floor which has a roof lantern and doors lead through to two double bedrooms, bathroom and a storage room.



## BEDROOM FOUR 11'5" x 10'2" apx

This bright double bedroom with velux window is positioned at the rear of the property has ample space for freestanding furniture, laminate flooring underfoot and a door leads to the second floor landing.





### **BEDROOM FIVE 10'4" x 8'9" apx**

Another light and airy double bedroom with velux window this time positioned at the front of the property with space for freestanding furniture, laminate flooring underfoot and a door leads through to the second floor landing.



### **SECOND FLOOR BATHROOM 7'7" x 5'1" apx**

Fitted with a white four-piece suite, including a bath, inset shower cubicle with glass screen, pedestal hand wash basin and and a low level W.C. The room is partially tiled with complimentary tiled flooring and a door leads through to the second floor landing.



### **BALCONY, GARAGE AND DRIVEWAY**

You enter the block paved driveway through double wrought iron gates providing secure parking with raised wall flower beds and space for pots/planters.

The integral garage provides parking for one vehicle.

Stone steps with a wrought iron balustrade ascend to the rear kitchen door and onto the balcony which provides space to sit and dine out with rooftop views.









### **EXTERNAL FRONT**

Entered by a wrought iron gate to the front of the property is a low maintenance wall enclosed pebbled garden with well maintained colourful shrubs and bushes.







### **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

### **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

### **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

### **MORTGAGES**

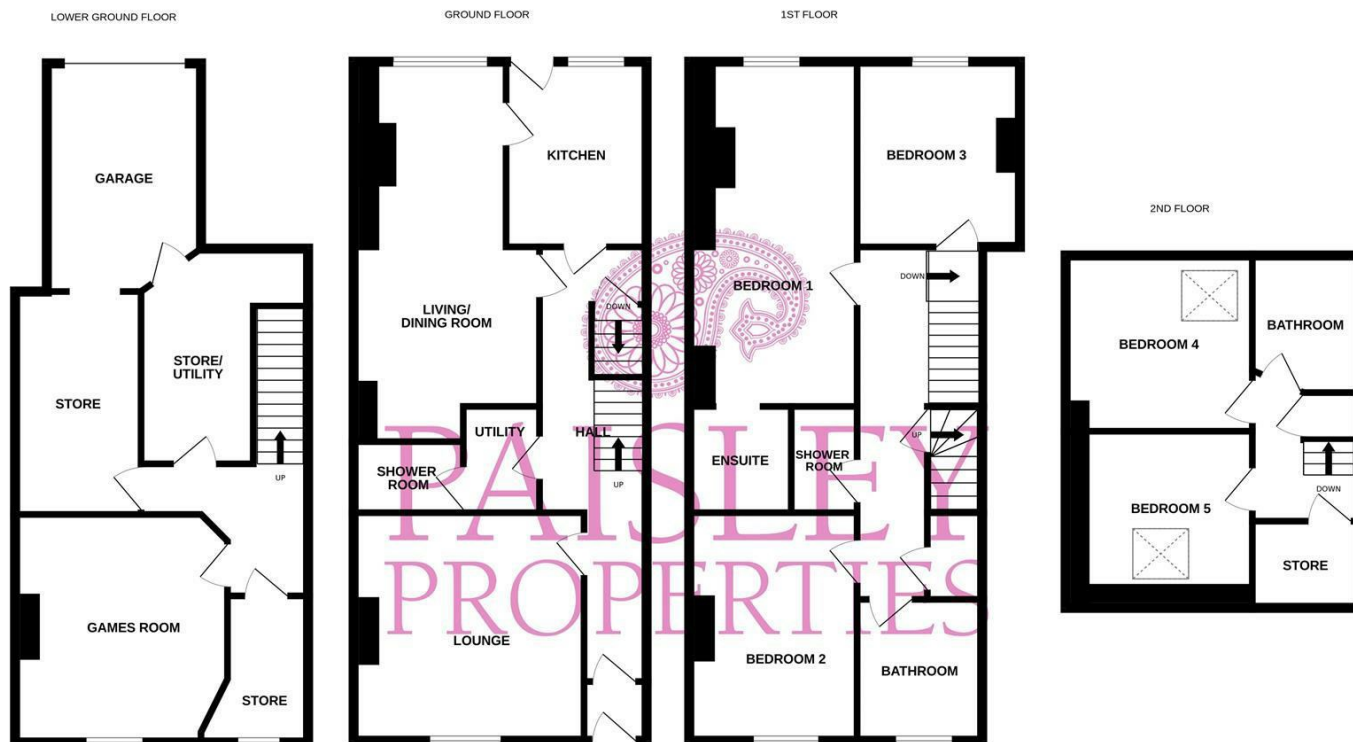
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest



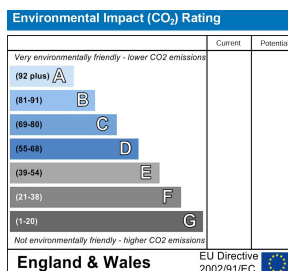
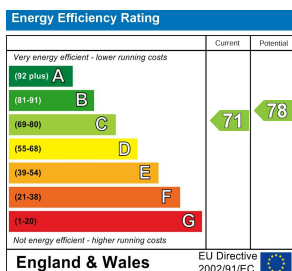
whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*





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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