



20 Grasmere Road, Marsh, Huddersfield, HD1 4LJ

£450,000

bramleys



This substantial 5 bedroomed stone built Victorian property is situated in this popular and much sought after residential location. Within walking distance of Greenhead Park, Huddersfield town centre and Greenhead College, the property is handily located for those with a young and growing family. Beautifully presented throughout and displaying a wealth of features one would normally expect from a property of this era such as leaded and stained glass windows, ceiling covings, deep sunk skirting boards and feature fireplaces. The property has accommodation arranged across 4 levels, providing in excess of 2,000 sq ft of living accommodation.

Energy Rating: D





GROUND FLOOR:

Entrance Hall

An access door leads to the main entrance hall which has a central heating radiator, deep sunk skirting boards, exposed and stained floor boarding, picture rail, heavy ceiling coving and sunken LED lighting. An access door leads to the:-

Cloakroom/WC

Having a 2 piece suite comprising low flush toilet and hand wash basin. There is also a tiled floor with Travertine style tiling.

Lounge

15'3" x 15'0" (4.65m x 4.57m)

Situated to the front of the property and having a sealed unit

double glazed bay window, log burning stove set onto a marble hearth with rustic brick fireplace, exposed and stained floor boarding, heavy ceiling coving and deep sunk skirting boards. The lounge is open plan to the:-

Dining Area

16'1" x 12'0" (4.90m x 3.66m)

Situated to the rear of the property, the flooring extends from the lounge into the dining area which again has heavy ceiling coving, deep sunk skirting boards, tall central heating radiator and uPVC double glazed windows. The dining area is open plan to the:-

Kitchen

10'0" x 9'3" (3.05m x 2.82m)

Having a range of matching modern floor and wall units with

Corian working surfaces, Bosch induction hob with split level oven and grill, inset 1.5 bowl sink unit with Corian side drainer, integral fridge/freezer and uPVC double glazed window.

LOWER GROUND FLOOR:

Inner Hallway

A staircase descends from the entrance hall to the lower ground floor inner hallway which has built-in store cupboards and in turn leads to the:-

Gym/Study

11'8" x 6'0" (3.56m x 1.83m)

Presently used as a home gym area, but could be utilised as a study/home office. There is a central heating radiator and uPVC double glazed windows.



Family Room

15'8" x 11'8" (4.78m x 3.56m)

Presently used as an additional sitting room, there is a uPVC double glazed window, central heating radiator, sunken LED lighting and a rear access door.

Utility Room

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

Having tiled flooring and central heating radiator.

FIRST FLOOR:

Landing

A spindle rail balustraded staircase rises to the first floor landing which has a magnificent feature arched leaded and stained glass window, picture rail, heavy ceiling coving and deep sunk skirting boards.

Bedroom 1

15'4" x 11'8" (4.67m x 3.56m)

Situated to the front of the property and having sunken low voltage lighting, sash windows, central heating radiator, deep sunk skirting boards, heavy ceiling coving and cast iron Victorian style fireplace with over mantel and inset mirror.

Bedroom 2

15'9" x 13'3" (4.80m x 4.04m)

Situated to the rear of the property and having sunken LED lighting, ceiling coving, central heating radiator, uPVC double glazed window and cast iron Victorian style fireplace.

Bedroom 3

9'0" x 8'0" (2.74m x 2.44m)

Having a central heating radiator, ceiling coving, sash windows and low voltage lighting.

Bathroom/WC

Being part tiled to the walls and having a fully tiled floor with

Travertine style tiling. There is a concealed flush WC, vanity wash bowl with drawer units beneath, deep sunk bath with shower hose and fully tiled shower cubicle. There is also a chrome ladder style radiator.

SECOND FLOOR:

Landing

A staircase rises to the second floor landing which has a central heating radiator and low voltage lighting.

Bedroom 4

15'0" x 10'4" (4.57m x 3.15m)

Having a Velux sealed unit double glazed window, central heating radiator and low voltage lighting.

Bedroom 5

15'0" x 10'6" (4.57m x 3.20m)

Having sealed unit double glazed Velux window, low voltage lighting and central heating radiator.

Shower Room

Furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and shower cubicle. There is a chrome ladder style radiator and uPVC double glazed window.

OUTSIDE:

The property has gardens to both the front and rear with driveway and parking. The rear gardens have a flagged patio and lawned gardens.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640). At the

roundabout, take the first exit onto Gledholt Road and continue along before taking a right onto Quarry Road and a left onto Grasmere Road. The property can be found on the right hand side of the road identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

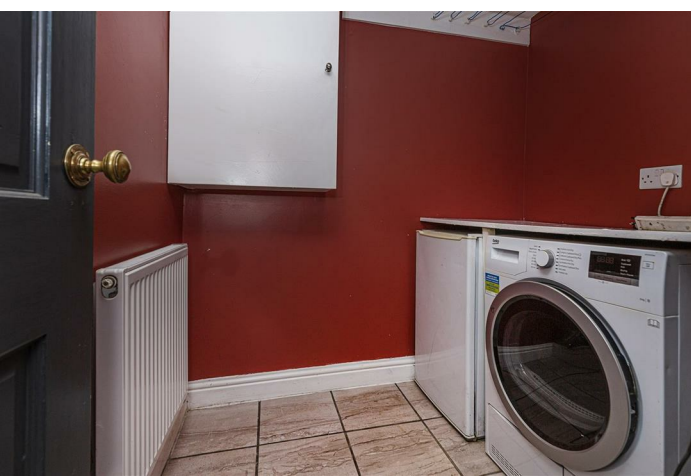
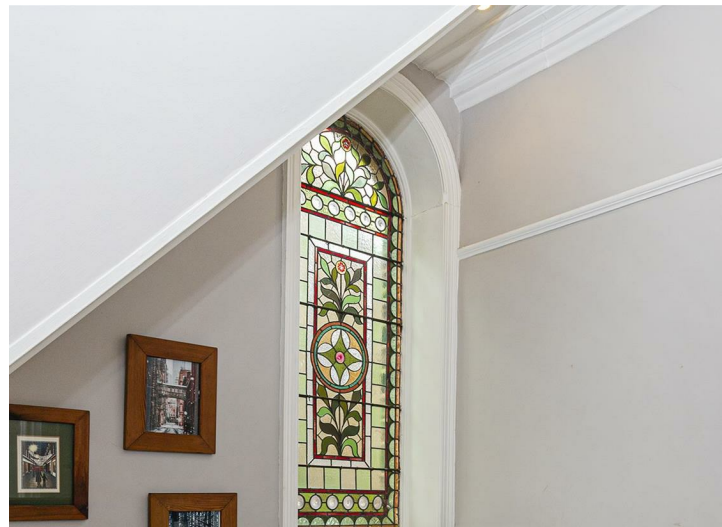
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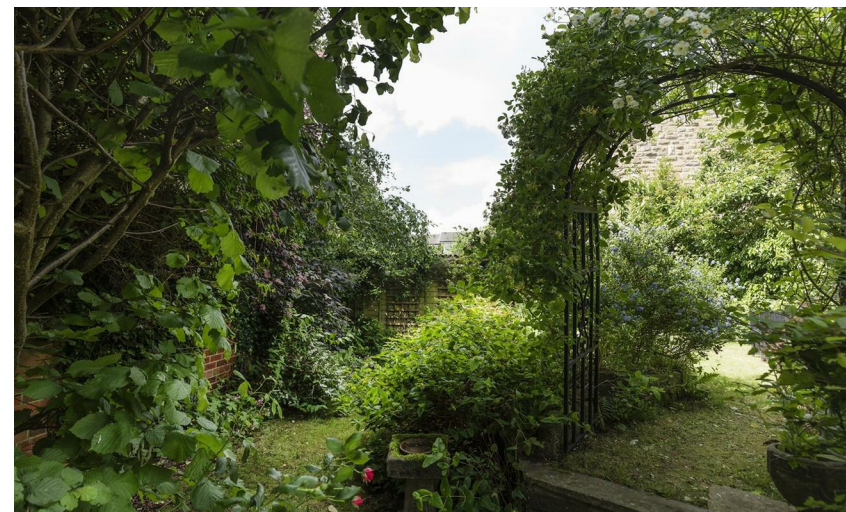
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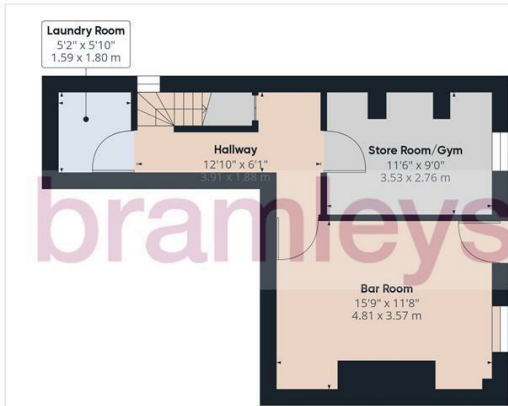
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VIEWINGS

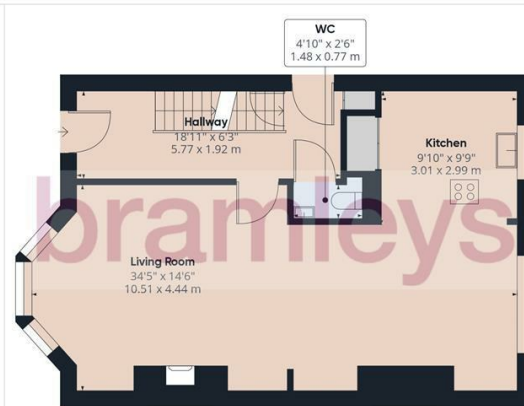
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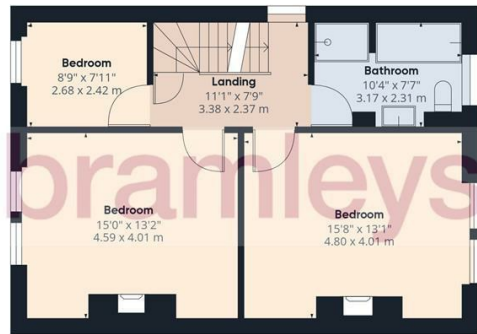




Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
2086.4 ft²
193.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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

