



33 Clifton Road, Marsh, Huddersfield, HD1 4LL  
£335,000

bramleys

This substantial 5 bedroom semi-detached period property is situated in this sought after location handily placed for Greenhead Park which is within walking distance and amenities available either in the town centre or within the shopping area of Marsh. Providing spacious accommodation across 3 floor levels plus a lower ground floor cellar/wash kitchen and larder. Having uPVC double glazing and gas fired central heating, this property is ideal for a growing family.

Energy Rating: D



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door with leaded and double glazed glass panel leads to the main entrance hall which has a central heating radiator and ceiling coving.

### Lounge

16'2" x 14'9" (4.93m x 4.50m )

A spacious lounge having deep sunk skirting boards, ornate centre ceiling rose, heavy ceiling coving and picture rail, a gas and coal effect living flame fire set onto the marble effect hearth and back cloth with fire surround and mantle, 2 wall light points, central heating radiator and uPVC double glazed window.

### Dining Kitchen

21'0" max x 13'10" (6.40m max x 4.22m)

Situated to the rear of the property and having 2 central heating radiators, 2 uPVC double glazed windows, picture rail, gas and coal effect living flame fire recessed into a tiled hearth and fire surround with timber mantle above. The kitchen area has a range of wall and base units with gas hob, integrated oven, extractor hood, sink unit and side

drainer, space for a tall fridge freezer and space and plumbing for a dishwasher. A door gives access to the conservatory.

### Conservatory

8'7" x 7'4" (2.62m x 2.24m )

Situated to the rear of the property and having uPVC double glazed windows to 3 sides, side access door and a central heating radiator.

## LOWER GROUND FLOOR:

### Inner Hallway

Stairs descend to the lower ground floor. There is an inner hallway which leads to the:-

### Wine Cellar

6'0" x 6'0" (1.83m x 1.83m)

### Wash Kitchen

14'0" x 14'0" (4.27m x 4.27m)

Having power and light points, there is the original ceramic sink, recessed chimney breast, plumbing for a washing machine, uPVC double glazed window and rear access door.

### Larder

10'0" x 7'1" (3.05m x 2.16m)

A useful walk-in larder cupboard ideal for storage, and having a uPVC double glazed window.

## FIRST FLOOR:

### Landing

A staircase rises from the main entrance hall to the first floor landing having a sealed unit double glazed window.

### Master Bedroom

10'9" to robes x 15'11" (3.28m to robes x 4.85m)

Having a range of full width fitted robes with part mirrored fronts and having hanging and shelving facilities, picture rail, central heating radiator and a uPVC double glazed window.

### Bedroom 2

13'10" x 13'11" (4.22m x 4.24m)

Peacefully situated to the rear of the property and having a central heating radiator, a uPVC double glazed window and picture rail.



### Bedroom 3

8'2" x 7'8" (2.49m x 2.34m)

Having a central heating radiator and a uPVC double glazed window.

### Family Bathroom

Being fully tiled to the walls and having a 4 piece white suite comprising a low flush toilet, semi pedestal wash basin, panelled bath and fully tiled shower cubicle. There is a uPVC double glazed window and a central heating radiator.

### SECOND FLOOR:

#### Landing

A staircase rises to the second floor landing which has a sealed unit double glazed window and a walk-in store cupboard.

### Bedroom 4

15'7" x 10'3" (4.75m x 3.12m)

Having a Velux double glazed window and a central heating radiator.

### Bedroom 5

15'6" x 10'2" (4.72m x 3.10m)

Having a Velux double glazed window and a central heating radiator.

### Shower Room

Being fully tiled to the walls and having a 3 piece white suite comprising a low flush toilet, vanity wash basin with cupboards beneath and corner fully tiled shower cubicle housing the Mira shower. There is a sealed unit double glazed window and a chrome ladder style radiator.

### OUTSIDE:

To the front of the property is a walled flowerbed and driveway providing off road parking. Access down the side leads to a detached single garage which has an up and over door, side access door, power and light points. The rear gardens are predominantly lawned with flowerbed borders, vegetable garden and soft fruit bushes and outside security lighting.

### 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:

From Huddersfield travel out on Trinity Street to the roundabout at Marsh, pass through the roundabout into Westbourne Road and immediately take the slip road on your left hand side. Continue along into Grasmere Road and Clifton Road will be the first turning on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### MORTGAGES:

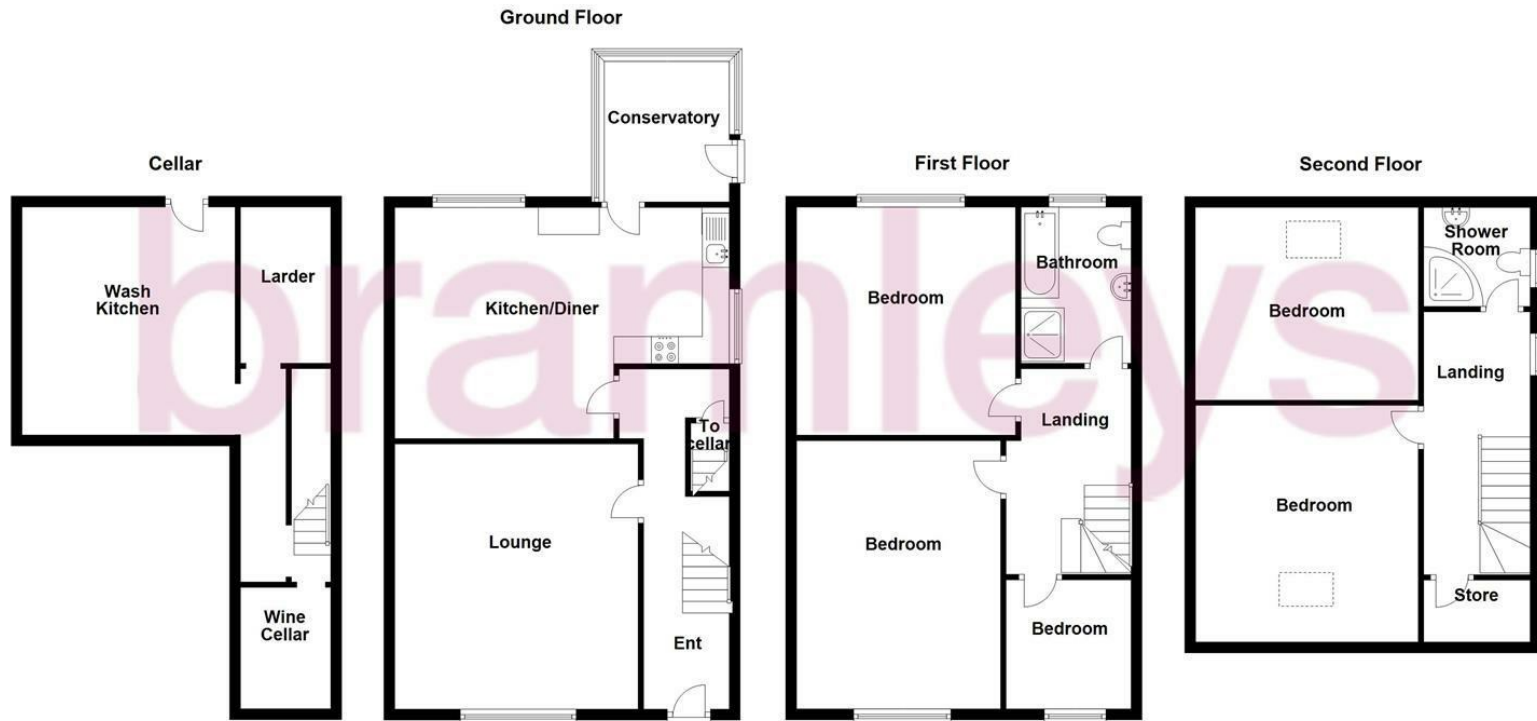
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### ONLINE CONVEYANCING SERVICES:

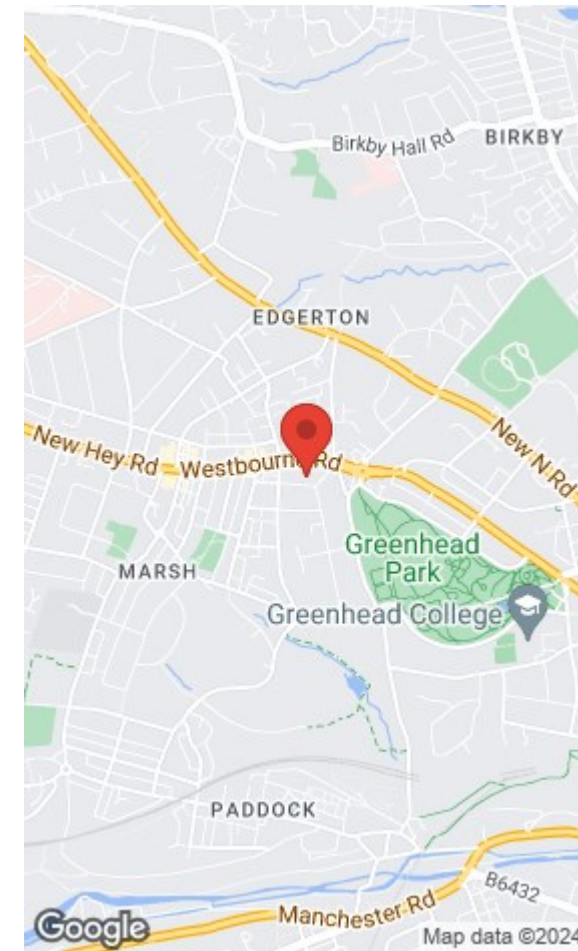
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

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