



67 Grasmere Road, Gledholt, Huddersfield, HD1 4LJ  
£450,000

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Offered with no upper chain. Situated on a quiet tree lined street, is this superb family home which offers generous 5 bedroom accommodation within this deceptively spacious, Edwardian semi-detached property. Located 5 minutes walk from Greenhead Park, this elegant property requires an internal viewing to truly appreciate the space, quality and position on offer. The living accommodation is arranged over three floors, together with large dry cellar rooms. The property provides period features such as high ceilings, ceiling coving, picture rail décor, deep skirting boards and cast-iron fireplaces which perfectly blend traditional elements with the convenience of modern day living.

A sympathetic improvement programme by the current owners over the last three years includes stylish décor, a refurbished kitchen and bathrooms, installation of a wood burning stove to the living room and a high-spec energy efficient heating system. Externally the property provides a gated driveway, together with a well established garden. With lots of space for summer BBQs, the garden has been designed to create colour and interest throughout the seasons, from the spring magnolia blossom to autumn acer show.

Within one mile from Huddersfield train station, the property is also conveniently located for local amenities, a choice of popular schools, Greenhead College and Huddersfield University. The M62 motorway network is only 2.5 miles away, making this home is ideal for those looking to commute to cities such as Leeds and Manchester.









## GROUND FLOOR:

Enter the property through a timber entrance door with leaded glazed panel above.

### Entrance Hall

Having exposed wood floorboards, a feature balustrade staircase, cast iron radiator and built-in cupboard.

### Lounge

14'9" x 16'6" plus bay window (4.50m x 5.03m plus bay window)

This spacious reception room has a feature fireplace with inset wood burning stove and timber mantel above. There are exposed floorboards, picture rail décor, ceiling coving and a central heating radiator. A large aluminium double glazed bay window overlooks the front elevation.

### Kitchen Area

16'1" x 9'10" (4.90m x 3.00m)

The kitchen and dining room have been opened up to create one large kitchen-dining space which has been fitted with engineered wood flooring. There is an extensive range of painted wall and base units with wooden work surfaces over and a large island unit with additional storage beneath and concealed bin facilities. There is space for a gas Range style cooker set within a chimney breast which also has a built-in extractor above, space for a tall fridge freezer, ceramic sink unit with side drainer and antique style mixer tap, built-in dishwasher, 2 central heating radiators and a double glazed window which enjoys views over the rear garden.

### Dining Area

15'2" x 11'6" (4.62m x 3.51m)

This good sized dining and entertainment area also doubles as a second living room. There is an ornate fireplace with coal

effect gas fire, a central heating radiator and a set of timber and glazed French doors.

## LOWER GROUND FLOOR:

### Cellar Rooms

The lower ground floor offers extremely useful dry storage facilities comprising a larder which houses the fusebox, a large wash room (measuring 20'4" max. x 15'3") with plumbing for washing machine and external door to the rear. There is also a boiler room (measuring 15'3" x 6'8") which houses the high spec energy efficient Viessmann central heating boiler.

## FIRST FLOOR:

### Landing

This spacious landing area has a large built-in linen store cupboard, access to first floor rooms and a further door gives access to a staircase which rises to the second floor.

### Bathroom

This elegant and recently installed bathroom has been fitted with part tongue and groove panelling to the walls and two uPVC double glazed windows which provide ample natural light. Fitted with a 4 piece suite comprising of a roll top bath with central mixer tap, bespoke sink with storage beneath, low flush WC and a large walk-in shower with rainfall shower head and additional handheld shower attachment. This room also has engineered flooring and a chrome heated towel radiator.

### Master Bedroom

16'7" x 13'1" (5.05m x 3.99m)

This large double bedroom has an extensive range of quality, hand made solid cherry wood fitted wardrobes with storage

cupboards above, a dressing table and drawers. There is also a central heating radiator and a large double glazed window.

### Bedroom 2

15'3" x 11'8" max into robes (4.65m x 3.56m max into robes)

Another good sized double room, with deep fitted double wardrobes to both alcoves. This room is also fitted with a central heating radiator and double glazed window to the rear elevation.

### Bedroom 5/Office

10'6" x 7'5" (3.20m x 2.26m)

This bedroom provides a comfortable single room or small double. Currently used as a study and fitted with a central heating radiator and double glazed window.

## SECOND FLOOR:

### Landing

With access to the second floor rooms and an exposed beam.

### Bedroom 3

15'8" x 10'10" (4.78m x 3.30m)

Situated to the rear and providing a bedroom of double proportions. This room is fitted with a feature cast iron fireplace, central heating radiator, exposed ceiling beams, a Velux window and further double glazed window to the side elevation which enjoys distant views.

### Bedroom 4

15'11" max 10'4" min x 15'8" (4.85m max 3.15m min x 4.78m)

Fitted with a feature a cast iron fireplace, an exposed beam to the ceiling, central heating radiator and 2 double glazed windows to the south and west.



## Bathroom

Furnished with a 2 piece suite comprising of a panelled bath with shower above, and a pedestal wash hand basin. This room also has part tiled walls, a heated towel radiator, access to the eaves, wood effect flooring and a Velux window.

## Separate WC

Furnished with a low flush WC and pedestal wash hand basin. This room also has wood effect flooring, access to the eaves and a Velux window.

## OUTSIDE:

A gated driveway provides off road parking and runs down the side of the property. There are mature, well stocked lawned gardens with planted borders to front and rear and flagged patio, ideal for entertaining in the summer months. External access to the cellar can also be gained to rear via a set of steps.

## 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 left hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

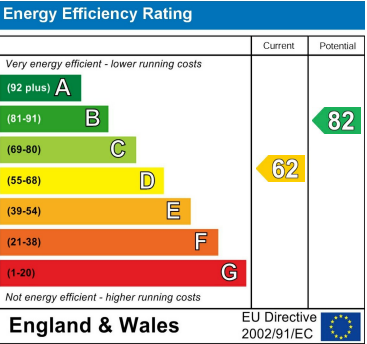
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











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- 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.
- 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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