



Huddersfield
SALES + LETTINGS



Popular Residential Location with Good Transport Links

Gas Central Heating & Double Glazing Throughout

Modern-Style Bathroom

Ideal for Buyers Looking to Modernise and Add Value



5 Elmfield Terrace
Huddersfield, HD5 8AF

£120,000

Kitchen 12' 2" x 12' 6" (3.71m x 3.8m)

This generously sized dining kitchen comes equipped with a full range of fitted wall and base units, including decorative glass-fronted cupboards and integrated stainless steel appliances. There is a built-in oven and gas hob with a stainless steel extractor hood, as well as generous worktop space with a bowl sink and drainer beneath a large window. The tiled splashbacks feature a dark and neutral colour scheme, and the floor is finished with easy-to-clean ceramic tiles. A wall-mounted combi boiler is located in the corner, and there's plumbing and space for both a washing machine and a dishwasher. French-style double doors open through to the lounge, and there's plenty of room to accommodate a dining table or breakfast set. While the kitchen is fully functional, this a great opportunity for buyers keen to refresh the space to their own taste.

Lounge 14' 1" x 12' 2" (4.3m x 3.7m)

This generously sized lounge offers a great amount of space and natural light, with high ceilings and a large rear facing window. The room features a traditional fireplace with a wood surround and gas fire, along with decorative coving and ceiling rose that add a touch of original character. The flooring is a wood-effect laminate, and the neutral walls provide a blank canvas for buyers looking to update and put their own stamp on the property. There's also a full-length radiator and access through to the kitchen, making the layout practical for everyday living. Ideal for anyone looking for a spacious reception room with potential.

First Floor

Bedroom One 13' 9" x 11' 6" (4.2m x 3.5m)

This large double bedroom offers a bright and airy space with plenty of natural light from a wide rear facing window. The room features a textured ceiling with coving and a central light fitting, as well as a radiator and neutral décor. There's ample floor space for a full bedroom suite, and the chimney breast creates an opportunity for fitted wardrobes or alcove shelving. While the room is currently finished with

patterned wallpaper and older carpet, it presents an excellent chance for buyers to modernise and personalise to their taste. A generous and well-proportioned room, ideal as a main bedroom.

Bedroom Two 11' 2" x 8' 10" (3.4m x 2.7m)

A bright and well-proportioned second bedroom, offering plenty of natural light through a front-facing window. The room benefits from two sets of built-in cupboards for handy storage, and there's space for a double bed and additional furniture. Finished with a patterned carpet, pastel walls and a radiator, the room is currently in a liveable condition but would benefit from cosmetic updating. Ideal as a guest room, child's room, or home office.

Bathroom 11' 6" x 4' 7" (3.5m x 1.4m)

The bathroom is fitted with a white three-piece suite, including a curved panel bath with mixer tap, a pedestal wash basin, and a WC. The standout feature is the contemporary gloss brick-effect tiling, finished in dark grey with contrasting sections, giving the space a stylish edge. Additional fittings include a heated chrome towel rail, wall-mounted mirror, towel ring, and a built-in glass display cabinet for extra storage. The flooring is finished in a wood-effect vinyl, and a frosted window provides natural light and ventilation.

Attic 16' 5" x 16' 5" (5m x 5m)

Located on the top floor, this spacious third room benefits from a Velux-style roof window that brings in plenty of natural light. With sloped ceilings and generous floor space, it's a comfortable double room ideal for use as a bedroom, guest room or home office. Finished with carpet flooring and equipped with a radiator, the space offers warmth and practicality. Accessed via a fixed staircase with a balustrade, and featuring eaves storage and loft-style charm, this room adds valuable extra space to the property.



Energy performance certificate (EPC)

5 Elmfield Terrace
HUDDERSFIELD
HD5 8AF

Energy rating
D

Valid until:
13 August 2035

Certificate number:
9690-3053-6208-2105-6204

Property type

Mid-terrace house

Total floor area

101 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/9690-3053-6208-2105-6204?print=true

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