



**Ballroyd Lane, Huddersfield HD3 4TB**

**welcome to**

**Ballroyd Lane, Huddersfield**

Substantial family home with 5 larger than average double bedrooms and 1 double/office plus a multitude of reception spaces. High quality materials throughout with large driveway for multiple cars. Ideal for large families alongside being perfect for change of use into HMO or apartment living.



## Ground Floor

### Lounge

14' 9" x 14' 11" ( 4.50m x 4.55m )

Front door leading to a superbly sized reception room warmed by a log effect gas stove plus a central heating radiator. Having feature beamed ceiling, oak bay window seat with double glazed window to the front and oak flooring. Oak staircase leads to the first floor. Archway opening to dining area.

### Dining Room

14' x 9' 9" ( 4.27m x 2.97m )

Opening from the lounge, this spacious dining area has oak flooring and warmed by a central heating radiator. Having beamed ceiling, oak bay window seat and double glazed window to the front. Door leads to the kitchen.

### Cloakroom

Low flush WC and vanity unit. Window to the side.

### Kitchen

9' 2" x 18' 4" ( 2.79m x 5.59m )

WOW, this fantastic sized kitchen diner is the perfect place to entertain family and guests with fitted cream fronted base and wall units with contemporary work surfaces and tiled splashbacks. Space for electric oven and gas hob with extractor over, American style fridge freezer and dining table and chairs. There is an integrated dishwasher and porcelain sink unit. Having beam ceiling, tiled flooring throughout and a central heating radiator. Two double glazed windows overlook the rear and side, door leading to the side plus door to cellar.

## First Floor

### Bedroom One

11' 2" x 14' 10" max ( 3.40m x 4.52m max )

Spacious double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the front.

### Bedroom Two

10' x 14' 2" ( 3.05m x 4.32m )

Spacious double bedroom with laminate flooring and warmed by a central heating radiator. Having stone mullion window to the front

### Room 6

14' 11" x 12' 3" ( 4.55m x 3.73m )

Double sized room with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the side.

### Family Bathroom

Good sized bathroom with roll top bath and separate shower cubicle. Being fully tiled and having eaves storage, ceiling downlights and a drying rack. Double glazed shutter windows to the rear.

## Second Floor

### Bedroom Three

9' 9" x 9' 7" into window ( 2.97m x 2.92m into window )

Good sized room with fitted wardrobe, beamed ceiling and carpeted flooring. Double glazed window overlooks the rear.

### Bedroom Four

12' 5" x 16' ( 3.78m x 4.88m )

Superbly spacious double bedroom with fitted wardrobe, beamed ceiling and a double glazed window to the front.

### Room 5

12' 5" x 7' 2" ( 3.78m x 2.18m )

Double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed stone mullion window overlooks the front with superb views.

### Bathroom 2

6' 4" x 8' 4" ( 1.93m x 2.54m )

Top floor bathroom with P-shaped bath, wash hand basin with mixer tap and vanity unit plus a low flush WC. Having tiled walls and vinyl flooring. Double glazed window overlooks the rear.

### Loft

23' 9" x 6' 5" to eaves ( 7.24m x 1.96m to eaves )

Fantastic sized loft area providing lots of space perfect for storage.

### Cellar

10' 1" x 7' 7" ( 3.07m x 2.31m )

Good sized cellar area perfect for storage.

### External

To the front is an enclosed paved parking area with space for multiple vehicles.



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welcome to

## Ballroyd Lane, Huddersfield

- 6 larger than average double bedrooms
- 2 family bathrooms
- Characterful features throughout
- IDEAL for large families or to split into HMO or flats..
- Parking for multiple cars

Tenure: Freehold EPC Rating: D

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

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