









welcome to

Park Drive, Huddersfield

WOW! Stunning period property on one level with three bedrooms, an extremely SPACIOUS reception room, office/utility space, alongside family bathroom and separate w/c room. Expansive views over the water and Greenhead Park!













Entrance

10' 7" x 11' 6" (3.23m x 3.51m)

Front door leading to a good sized hallway with tiled flooring.

Cloakroom

Low flush WC and window to the front.

Lounge

16' 1" x 21' 3" (4.90m x 6.48m)

Beautifully space reception room with high ceilings, feature coved ceiling and ceiling rose with centre light. Warmed by a gas fire with original Victoria style fireplace and granite back and hearth. The room also has a central heating radiator. Flooded with plenty of natural light from the double glazed window providing amazing views across to Greenhead Park.

Kitchen

12' 6" x 9' 11" (3.81m x 3.02m)

Spacious kitchen area with fitted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob. Space for washing machine and dryer. Resin sink unit with drainer and mixer tap. Laminate flooring and a sliding sash window.

Bedroom One

16' x 19' 5" (4.88m x 5.92m)

Spacious double bedroom with alcove cupboards and shelving, Feature coved ceiling, ceiling rose with centre light and skirting boards. Seated bay window with single glazing to the front. Solid oak flooring.

Bedroom Two

12' 6" x 5' 11" (3.81m x 1.80m)

Good sized double bedroom with carpeted flooring and a central heating radiator. Double glazed window to the front.

Bedroom Three

11' 10" x 16' 1" (3.61m x 4.90m)

Spacious double bedroom with alcove fitted wardrobes. Original Victorian fireplace plus central heating radiator. Single glazed sash window to the side and solid oak flooring.

Utility/office

7' 7" x 7' (2.31m x 2.13m)

Having flooring to ceiling integrated cupboards and drawers plus carpeted flooring.

Bathroom

6' 6" x 12' 2" (1.98m x 3.71m)

Good sized bathroom suite comprising corner step in shower cubicle and corner bath. Wash hand basin, laminate flooring, part tiled walls, central heating radiator and a sliding sash window to the rear.





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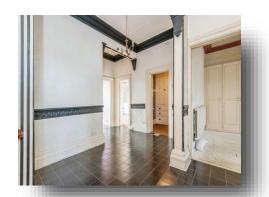
- Period Property With Original Features
- Three Double Bedrooms, Office Space/Utility and Two Bathrooms
- Spacious Living Areas With Original High Ceilings
- Amazing Views Over Greenhead Parks Beautiful Water Features
- **Ample On Street Parking**

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1887. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£225,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116192



Property Ref: HDF116192 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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