



**Newsome Road South, Newsome, Huddersfield HD4 6JJ**

**welcome to**

**Newsome Road South, Newsome Huddersfield**

\*Guide Price £180,000 - £190,000\*- Presented to the highest of standards, with a separate garden room, dining kitchen, spacious rooms, and Castle Hill views. Benefitting from the convenience of a village location with shops, schools and public transport close-by.





## Ground Floor

### Entrance

Front door leading to hallway with laminate floor, central heating radiator and stairs to first floor.

### Lounge

14' 8" into recess x 13' 11" max ( 4.47m into recess x 4.24m max )

Modern and spacious reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Kitchen

17' 8" x 8' 3" ( 5.38m x 2.51m )

Superbly sized kitchen fitted with a range of modern base and wall units with contemporary work surfaces. Integrated double electric oven and gas hob with extractor over. Space for fridge freezer and under counter washing machine, dryer and dishwasher. With laminate flooring, ceiling spotlights, double glazed window and door to the rear plus opening to pantry.

## First Floor Landing

With added floor space perfect for storage, carpeted flooring and loft hatch with pull down ladder to loft space with power and light.

### Bedroom One

13' 1" x 11' 3" into recess ( 3.99m x 3.43m into recess )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

### Bedroom Two

9' 3" x 11' 3" ( 2.82m x 3.43m )

Good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Bedroom Three

9' 9" x 7' 11" ( 2.97m x 2.41m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front with views.

## Bathroom

Nicely decorated bathroom suite comprising bath with rain shower over and glass shower screen. Low flush WC and wash hand basin with mixer tap. With laminate flooring, extractor fan and heated towel warmer/radiator. Two double glazed windows overlook the rear.

## External

The front of the property has a good sized lawned garden enclosed by hedging and stone wall.

To the rear is a good sized garden with lawned area, planting bed, patio seating area plus path. Enclosed timber fencing.

Outbuilding measuring - 9'03" x 12'06" - Timber outbuilding with zero maintenance cladding to both the rear and sides. Electric, water and fully insulated. Double glazed door and window.



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## Newsome Road South, Newsome Huddersfield

- Highly Sought After Location Close To Local Schools and Village Amenities
- High Quality Fixtures and Fittings
- On A Public Transport Route
- Garden Room

Tenure: Freehold EPC Rating: D

guide price

**£180,000 - £190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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