



Newsome Road, Huddersfield HD4 6NQ

welcome to

Newsome Road, Huddersfield

NO CHAIN! Newly renovated with the wow factor! This semi-detached, converted bungalow boasts open plan living, finished to the highest of standards with high-quality fixtures and fittings throughout. Complete with a garage, a driveway, private garden space and ground floor accommodation if needed.



Ground Floor

Entrance

Front door leading to an open living space with laminate flooring and warmed by a central heating radiator. Stairs lead to the first floor.

Living Space

12' 8" x 15' 6" (3.86m x 4.72m)

Decorated to a modern standard this spacious living area have laminate flooring and is warmed by a wall mounted electric fire. With ceiling spotlights and a double glazed bay window which overlooks the front with window seat.

Dining Room

13' 4" x 8' 9" (4.06m x 2.67m)

Being part of the kitchen but perfect as a separate breakfast room with Island unit and base cupboard. Laminate flooring, access to small loft space, ceiling spotlights, modern vertical radiator and double glazed French doors which open to the side garden plus separate double glazed window to the rear.

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Fitted with a range of base and wall units with granite work surfaces, integrated oven, fridge and dishwasher. Space for range style cooker with stainless steel splashback and extractor over. Sink unit plus wine cooler.

Utility Room

6' 9" x 8' 9" (2.06m x 2.67)

Providing further storage space with space for under counter washing machine and dryer plus space for a fridge freezer. Range of white fronted base and wall units. With laminate flooring, heated towel warmer/radiator and a double glazed window to the rear.

Ground Floor Wc

Comprising low flush WC, wash hand basin, heated towel warmer/radiator, vinyl flooring and a double glazed window to the side.

Cloakroom

Perfect for coat and shoe storage.

Lounge

11' 9" x 10' 11" plus bay window (3.58m x 3.33m plus bay window)

Superbly spacious reception room with a cosy feel. Large double glazed bay window with curved central heating radiator.

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Spacious double bedroom decorated to a modern standard with integrated cupboard, central heating radiator, laminate flooring and a double glazed window to the rear.

Ensuite

Beautiful ensuite bathroom with corner bath, low flush WC and vanity sink unit. Being fully tiled both walls and flooring, ceiling spotlights and a heated towel warmer/radiator. Feature glass block window.

First Floor Landing

Carpeted flooring, storage cupboard and skylight.

Bedroom Two

11' 10" x 14' 2" (3.61m x 4.32m)

Perfect sized bedroom which can be used as a large double or two singles with laminate flooring, central heating radiator and three skylights plus a double glazed window to the front flooding the room with plenty of natural light. The room also has feature stripped spotlights.

Bedroom Three

11' 11" x 11' 9" (3.63m x 3.58m)

Spacious double bedroom with laminate flooring and warmed by a central heating radiator. Double glazed Velux window provides plenty of natural light.

Bathroom

Freestanding bath plus low flush WC and wash hand basin. With LVT flooring, feature beamed ceiling, ceiling spotlights and a heated towel warmer/radiator. Double glazed window to the side plus Velux window.

Loft Space

Access into eaves - only crawl space

External

To the front of the property is a single garage at the roadside ideal for additional storage space. Tiered garden with flower beds and pathway leading to the house.

A fabulous sun trap of a rear garden with flagged patio seating areas, faux lawn and a barbeque and a bar area, making it the ideal space for hosting. Just beyond the garden is a pebbled driveway providing off-road parking.



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welcome to

Newsome Road, Huddersfield

- NO ONWARD CHAIN
- Elevated Position - On A Public Transport Route
- High Specification Throughout
- Open Plan Living Kitchen Space
- Private Sun Trap Rear Garden
- Garage and Off Road Parking To The Rear With Two Private Parking Spaces
- Ground Floor Bedroom and Bathroom

Tenure: Freehold EPC Rating: D

guide price

£280,000 - £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115776 - 0004

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk