



Woodhouse Hill, Huddersfield HD2 1DH



**william
h brown**

welcome to

Woodhouse Hill, Huddersfield

EDWARDIAN property having 4 superb sized bedrooms, 3 spacious reception rooms, separate office space, storage areas, gf w/c, front and rear expansive gardens. Alongside driveway parking with double detached garage. Large ½ acre plot.



Ground Floor Entrance

Open arched entrance porch with oak front door and side panels with leaded glazing and quarry tiled floor leading to superb sized carpeted hallway with turned oak staircase, high coved ceiling and picture rail warmed by a central heating radiator with cover. Doors lead to three good sized reception rooms, kitchen, study and WC. To the rear of the hallway is a door leading to the porch area.

Dining Room

14' 9" plus bay x 15' (4.50m plus bay x 4.57m)
Perfect for family gatherings, this spacious dining room has feature coved ceiling with ceiling rose and centre light with matching wall lights. Having carpeted flooring and warmed by a gas fire in a Minister stone fireplace plus a central heating radiator. Single glazed bay window with leaded flashings overlooks the front plus single glazed window to the side.

Lounge

15' x 16' 8" (4.57m x 5.08m)
Spacious main living room with feature Georgian style high ceilings. Warmed by a gas fire with Minster stone fireplace and central heating radiator. Having carpeted flooring. Single glazed box bay window with secondary glazing and leaded flashings overlooks the front.

Reception Room Two

12' 8" x 15' (3.86m x 4.57m)
Third spacious reception room having a cosy feel with feature coved ceiling, ceiling rose and centre light. Carpeted flooring and warmed by a gas log burner style fire plus a central heating radiator. Single glazed window with leaded flashings overlooks the rear. This room also has the original working bell box for the house.

Kitchen

18' 4" x 9' 6" (5.59m x 2.90m)
Stylish and spacious kitchen fitted with a range of white fronted base and wall units with dark worksurfaces and tiled splashbacks. Space for range

cooker with extractor over, fridge freezer, dishwasher and washing machine. Having ceiling downlights, laminate flooring and warmed by a central heating radiator. The room has three windows to the side and one to the rear.

Study

5' 5" x 6' 9" (1.65m x 2.06m)
Office room with tiled walls and window to the rear.

Ground Floor Wc

Having original wood flooring and tiled walls. Low flush WC and wash hand basin. Warmed by a central heating radiator. Window overlooks the side.

Basement

Good sized dry storage space housing boiler with two separate rooms measuring
7'03" x 14'6" and 8'9" x 18'9"

First Floor Landing

Carpeted spindle stairs with half landing leading to bedrooms and bathroom. The landing is flooded with plenty of natural light from the superb sized 6 bayed mullioned window which overlooks the rear with a perfect view of the garden. Having feature coved ceiling, ceiling rose and centre light.

Bedroom One

15' 9" x 16' 9" (4.80m x 5.11m)
Superb sized master bedroom with a range of oak fitted wardrobes and fireplace. Having carpeted flooring and warmed by a central heating radiator. Wash hand basin with vanity cupboard and tiled splashbacks. Single glazed window with secondary glazing overlooks the front.

Bedroom Two

14' 9" x 13' 4" (4.50m x 4.06m)
Second spacious double bedroom with oak fitted wardrobes with integrated wash basin with marble back and surface plus original vanity unit. Having carpeted flooring and warmed by a central heating radiator. Single glazed window to the front with superb views.

Bedroom Three

12' 8" x 15' 5" (3.86m x 4.70m)
Spacious carpeted double bedroom warmed by a central heating radiator. Leaded single glazed window overlooks the rear garden. Having feature coved ceiling and a wash hand basin with mixer tap and vanity cupboard.

Bedroom Four

9' 4" x 9' (2.84m x 2.74m)
Good sized carpeted bedroom warmed by a central heating radiator. Original lead windows to the front with balconette.

Bathroom

Good sized bathroom suite with a calming feel comprising a roll top bath plus separate walk-in corner shower cubicle. Low flush WC and wash hand basin. Having fitted storage, part tiled walls and laminate flooring. Heated towel warmer/radiator and window to the side.

Wc

Low flush WC, wash hand basin, original tiles and window to the side.

External

The property has expansive lawned gardens being privately enclosed with planting beds, driveway parking and access to a double detached garage measuring 20'2" x 19'8" with workshop pit, light and porcelain sink. There is also a separate outside toilet adjoined to the garage.

Agents Note

The registered title currently shows an area of garden which will not be included with the sale of this property. The vendor is taking steps to separate the land from the title. Please seek guidance from your conveyancer and satisfy yourself before proceeding.



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welcome to

Woodhouse Hill, Huddersfield

- ****Guide Price £550,000 - £575,000****
- Superb Edwardian Style Mansion Built In 1916
- With Original Features, High Ceilings and Spacious Rooms Throughout
- Expansive Privately Enclosed Front and Rear Gardens
- Detached Double Garage With Full Working Pit
- Three Double Bedrooms Plus One Single, Three Reception Rooms, Office Space and Superb Sized Cellar

Tenure: Freehold EPC Rating: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116886 - 0003

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 guidance 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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