

**Gramfield Road, Huddersfield HD4 5QB** 

# welcome to

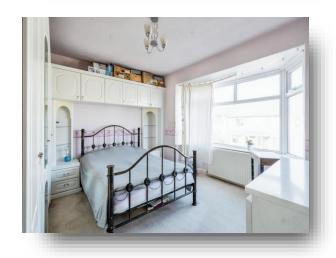
# **Gramfield Road, Huddersfield**

Ideal for those looking to get on the ladder, this spacious semi-detached home with ample garden space and off-road parking in a peaceful yet convenient location close to schools, public transport links, shops and amenities. With scope for cosmetic upgrades and no onward chain.













### **Entrance Hall**

Carpeted entrance hall with a double glazed window to the side, warmed by a central heating radiator.

## Lounge

13' 10" into recess x 10' 8" plus bay ( 4.22m into recess x 3.25m plus bay )

Good sized lounge with carpeted flooring, warmed by to central heating radiators and a gas fire. With a double glazed bay window to the front.

#### Kitchen

10' 1" x 13' 9" ( 3.07m x 4.19m )

Spacious kitchen which is fitted with a range of base and wall units. With an integrated gas hob and electric oven with extractor fan. Under counter space for fridge and dishwasher. Pantry cupboard with space for washing machine and integral cupboard which offers freezer space. Two double glazed windows to the side and rear. Warmed by a central heating radiator.

#### First Floor

Carpeted landing with access to the loft via loft hatch which is not boarded.

#### **Bedroom One**

13' 11" into recess x 10' 8" plus bay ( 4.24m into recess x 3.25m plus bay )

Spacious double bedroom with lots of storage into integral wardrobes and cupboards. With carpeted flooring and a double glazed bay window to the front. Warmed by two central heating radiators.

### **Bedroom Two**

8' 3" x 7' 5" ( 2.51m x 2.26m )

Spacious single bedroom with carpeted flooring, warmed by a central heating radiator. Double glazed window to the rear.

### **Bedroom Three**

5' 2" x 7' 5" ( 1.57m x 2.26m )

Third bedroom is fitted with carpeted flooring, warmed by a central heating radiator and a double glazed window to the rear.

#### **Bedroom**

Good sized family bathroom with carpeted flooring, with a double glazed window to the side. Warmed by a central heating radiator. Warmed by a heated towel rail. Fitted with a bath with shower over, low flush WC and pedestal sink.

### **External**

lawned garden which stretches from the front of the house to the rear, lawned with decking. Enclosed by a timber fence and hedge to the side.

Stone storage shed which houses the gas mere and power sockets.





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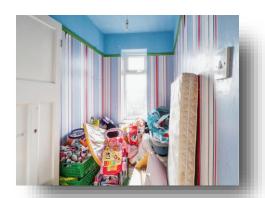
- Offered with no onward chain
- Scope for cosmetic upgrades
- Close to schools and amenities and public transport routes
- Great garden space
- Peaceful location
- Scope for cosmetic upgrades

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1935. 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

£160,000







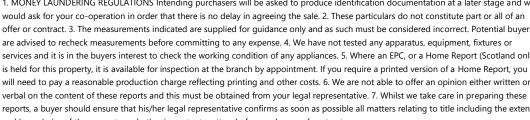
Thornleigh Rd TOMLA Tom Ln Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117509



Property Ref: HDF117509 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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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