



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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Gramfield Road, Huddersfield

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117509 - 0002

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