



Vicarage Road, HUDDERSFIELD, HD3 4HJ

welcome to

Vicarage Road, HUDDERSFIELD

Must see, move-in ready Victorian home with original features, offers a two tiered private garden, huge kitchen-dining area, converted attic room, and two bedrooms. Ideal for growing families, investors and first time buyers alike. Parking available. GUIDE PRICE OF £170,000 TO £180,000

Entrance Hall

Well proportioned entrance hall with brand new tongue in groove engineered wood flooring, warmed by a central heating radiator.

Lounge

13' 4" x 10' 6" into recess (4.06m x 3.20m into recess)
Spacious lounge with lots of character, fitted with original feature wood flooring, Victorian style cornice to match the character of the property, and fully working original Victorian fireplace. A double glazed window to the front provides wonderful views of the Colne Valley. This room is further warmed by a central heating radiator.

Kitchen

12' 3" x 15' 5" into recess (3.73m x 4.70m into recess)
Generously sized and charming kitchen space with original features such as an impressive cast iron stove set into a tiled hearth, and original Victorian integral cupboards. Fitted with a range of base and wall units that provide plenty of storage, and laminate worktops. There is space for a stand alone electric oven and hob, and for an under counter fridge/freezer. Natural light and a view of the rear garden flows from the very large double glazed window to the rear. The space is warmed by a central heating radiator.

Utility Room

The additional utility room adds practicality and additional space to the home. There's space for a washing machine or additional appliances, with additional laminate worktop space complete with a drainer sink. Two double glazed windows to the rear provide ample natural light into the space.

First Floor Bedroom One

10' 7" x 12' 8" into recess (3.23m x 3.86m into recess)
Spacious double bedroom with extra storage into the generous walk-in wardrobe. Fitted with carpeted flooring and warmed by a central heating radiator. Neutrally decorated, with ample natural light from a double glazed window to the front overlooking the stunning views of Colne Valley.

Bedroom Two

12' 3" x 9' (3.73m x 2.74m)
Another good sized double bedroom which is fitted with wood flooring. A double glazed window overlooks the two tiered rear garden. The room is warmed by a central heating radiator and has a built in cupboard for extra storage.

Bathroom

Good sized family bathroom tiled throughout, fitted with a shower cubicle and a large separate bath, WC, and large hand basin. Warmed by a heated towel rail. A large double glazed window overlooks the two tiered garden.

Second Floor Attic Room

15' 6" x 13' 1" (4.72m x 3.99m)
Fabulously spacious attic room with carpeted flooring, ideal space for growing families or those looking for a home office. With two velux windows and warmed by a central heating radiator.

Cellar

Cellar provides lots of extra storage, with a large built in wood store and almost new boiler (only two years old) and recent gas safety certificate. Recently re-painted and has had extra insulation added into the ceiling, plus new flooring. The space also has a



fuel store to the rear.

External Front Garden

To the front of the property is a large patio area overlooking the Colne Valley, ideal for sitting out on a warm summers evening or an ideal space for plants.

Rear Garden

To the rear of the property is a large, enclosed, two tier rear garden which is gravelled. The top tier leads up to a pathway and wooded area beyond the gate, and the lower tier is a patio leading into the house.



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welcome to

Vicarage Road, HUDDERSFIELD

- Close to M62 networks
- Immaculately presented throughout
- Generously sized rooms and a private garden space
- Original features
- Idyllic first purchase

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£170,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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