



**Park Drive, Huddersfield HD1 4EB**

**welcome to**

**Park Drive, Huddersfield**

A truly exceptional home combining the TRADITIONAL CHARACTER of Victorian architecture with architect planned interior design. Consisting of ground and lower ground floors, overlooking Greenhead Park with garage and off-street parking. A MUST SEE property.



## **Ground Floor**

### **Entrance Hallway**

Having solid wood flooring and stained glass front door.

### **Lounge/diner**

22' 7" into bay x 15' 9" max ( 6.88m into bay x 4.80m max )  
A generously sized open lounge space with real wood floors, featuring original Victorian coved ceiling and approved fuel/coal burning fire with bespoke marble surround. Generous sized south facing bay window and stained glass side window give the room plenty of light and look onto the front garden with views over the park.

### **Kitchen**

7' 3" x 11' 2" ( 2.21m x 3.40m )  
L-shaped fitted kitchen with range cooker, built-in fridge/freezer and dishwasher. Extra wall cupboards have been added to take advantage of the height of the room.

### **Upper Landing**

Cupboards housing central heating boiler, coat cupboard and small storage cupboard below.

### **Bedroom One**

13' 2" x 11' 1" ( 4.01m x 3.38m )  
This room is used at present as a children's double bedroom with ensuite (shower, basin and wc) but could be used as either the main bedroom, guest bedroom or extra living space depending on living needs. Storage space has been built into the good sized ceiling height to make best use of space alongside built-in wardrobes. Natural light floods the room through the generous sized double glazed windows that face the rear of the property.

## **Lower Ground Floor**

Solid oak staircase leading to lower landing with doors off to family bathroom and two double bedrooms.

### **Bedroom Two**

14' 8" x 11' 3" ( 4.47m x 3.43m )  
A cleverly designed room with full length sliding doors which when open creates one spacious room with understairs storage or when closed provide a private bedroom/workspace. A smaller utility area has been fitted in one corner with sliding panel for access. This room also has fitted wardrobes and window planted on the outside for aesthetic appeal.

### **Bedroom Three**

11' 3" x 7' 10" ( 3.43m x 2.39m )  
Double bedroom/office with fitted wardrobe and window with outside planting as in bedroom two.

## **House Bathroom**

Being recently refurbished with a modern feel having white subway-tiled walls, bath with shower over, vanity unit and w/c. Useful storage cupboard for towels and other bathroom essentials.

### **External**

There is a garage and shed to the rear of the property with gated car parking.

At the front there is a pretty garden with mature bushes and trees giving screening to create a private space.



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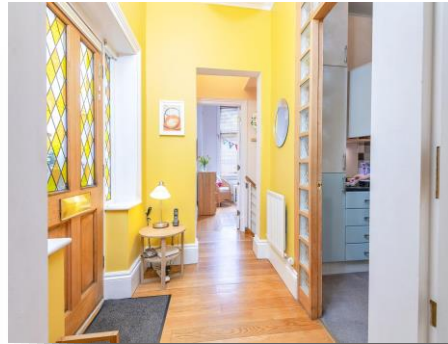
- Duplex Apartment With Own Entrance
- Garage and Shed To The Rear With Gated Car Parking
- Lovely Views Over Greenhead Park.
- Flexible Living With The Opportunity To Utilise Rooms To Suit Individual Living
- Characterful Victorian Property Sympathetically Refurbished With Solid Wood Flooring Throughout

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF110510 - 0013

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william h brown



**01484 542072**



[huddersfield@williambrown.co.uk](mailto:huddersfield@williambrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williambrown.co.uk](https://www.williambrown.co.uk)**