



Imperial Road, Huddersfield HD1 4PJ

welcome to

Imperial Road, Huddersfield

Fabulously spacious family home in highly sought-after Edgerton, close to schools and the M62 networks, with gardens front and rear and ample bedroom space, as well as an entire separate one bedroom apartment on the basement level. Ideal for those upsizing into an immaculate new home.



Ground Floor

Entrance

Front door leading to a good sized hallway with wood flooring and warmed by a central heating radiator. Carpeted stairs lead to the first floor.

Sitting Room

14' 5" into recess x 13' 9" (4.39m into recess x 4.19m)
Beautifully presented reception room warmed by a log burning fire with feature surround plus two vertical modern central heating radiators. The room has wood flooring and two double glazed windows to the front.

Opening Plan Kitchen Diner

19' 11" into kitchen x 10' 5" (6.07m into kitchen x 3.17m)
Superbly sized modern kitchen diner fitted with a range of base and wall units with laminate worksurfaces. Integrated electric oven, microwave and gas hob with extractor over plus dishwasher. There is space for an American style fridge freezer. The dining area has an original fireplace. With wood flooring, ceiling spotlights, central heating radiators, two double glazed windows to the rear plus double glazed patio doors to the rear.

Basement

Utility

3' 11" x 7' 9" (1.19m x 2.36m)
With space for washing machine and dryer. Base and walls units plus sink. With laminate flooring and a window to the front.

Kitchen

14' 1" into recess x 19' 10" (4.29m into recess x 6.05m)
Superbly spacious kitchen with living area included. The kitchen has a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and hob with extractor over plus dishwasher and washing machine. There is space for a fridge freezer. The room has a feature brick fireplace but no fire. Under heated wood flooring, ceiling spotlights, double glazed windows and door to the rear.

Bedroom

10' 9" into recess x 14' 3" (3.28m into recess x 4.34m)
Spacious room with laminate flooring and two double glazed windows to the front. Integrated storage cupboard and opening to ensuite

Ensuite

Shower cubicle, low flush WC and wash hand basin. With tiled flooring and splashbacks.

First Floor

Bedroom One

13' 3" x 14' 5" into recess (4.04m x 4.39m into recess)
Spacious double bedroom with original fire, carpeted flooring and double glazed sash window to the front. Warmed by a central heating radiator.

Bedroom Two

13' 1" into recess x 14' 4" (3.99m into recess x 4.37m)
Second spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear.

Bedroom Three

6' 6" x 7' 9" (1.98m x 2.36m)
Good sized room with laminate flooring and warmed by a central heating radiator. Double glazed sash window to the front.

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and feature bowl wash hand basin. With wood flooring, part tiled walls and a central heating radiator. Double glazed window to the rear.

Second Floor

Attic Bedroom

14' 9" x 15' 6" (4.50m x 4.72m)
Superb sized double bedroom with walk-in wardrobe, carpeted flooring and five skylights plus a central heating radiator.

Ensuite

Wet room with waterfall shower, wash hand basin and low flush WC. Heated towel warmer/radiator and a skylight.

External

Externally, the property has a low-maintenance paved front garden, finished with grey slate. The rear garden is private, enclosed by timber fencing and has both patio space and a lawn. Parking is freely available on the road just outside.



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welcome to

Imperial Road, Huddersfield

- Immaculately Presented Family Home
- Highly Sought After and Peaceful Edgerton
- Close To M62 Networks and Good Schools
- Private and Well Maintained Gardens
- Converted Basement Apartment
- Spacious Throughout
- Two Reception Rooms

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116860 - 0005

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