

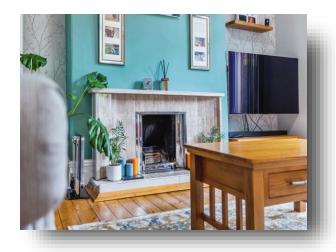
**Imperial Road, Huddersfield HD1 4PJ** 

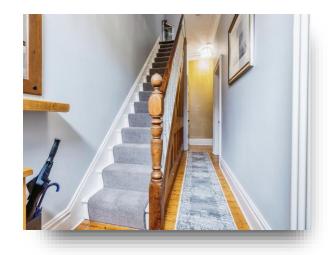
## welcome to

# **Imperial Road, Huddersfield**

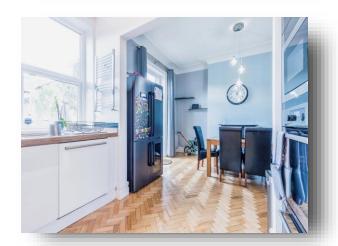
Fabulously spacious family home in highly sought-after Edgerton, close to schools and the M62 networks, with gardens front and rear and ample bedroom space, as well as an entire separate one bedroom apartment on the basement level. Ideal for those upsizing into an immaculate new home.

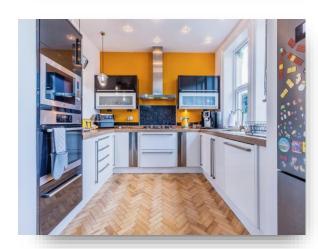












# **Ground Floor Entrance**

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**

## Utilty

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.





## 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 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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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