

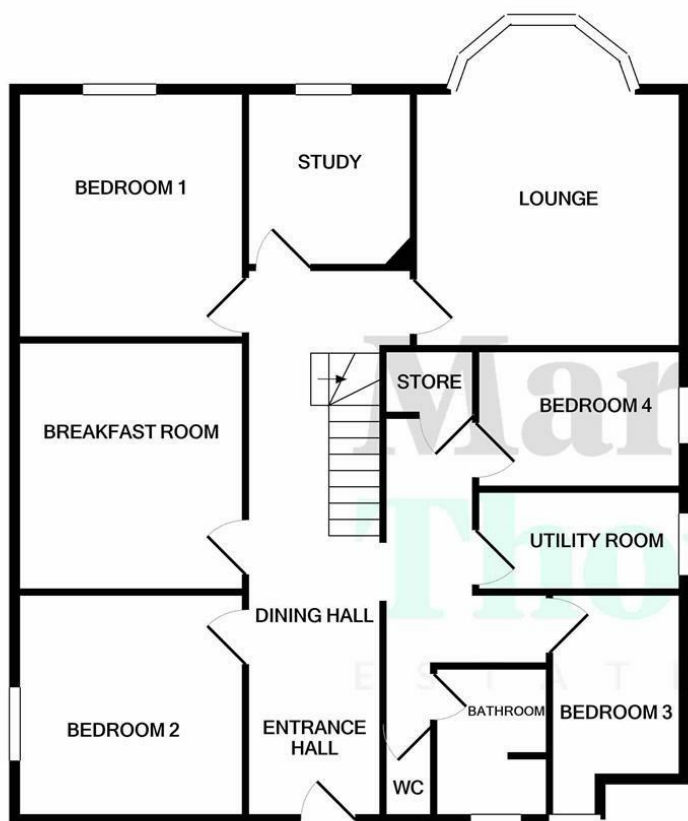
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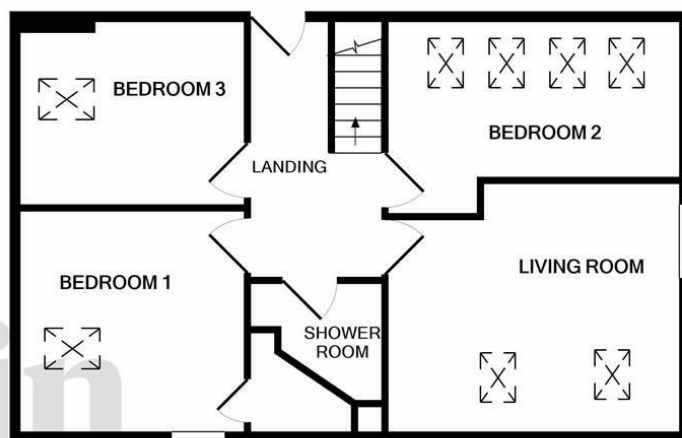
Grasmere Road, Huddersfield, West Yorkshire

Offers over £375,000

Only by internal inspection can one appreciate the unique qualities of this stone built, Victorian style, terraced property, believed to have been constructed circa 1875. The property, which has been improved and enjoyed over the last thirteen years, may well prove suitable for the expanding family buyer or enterprising, professional couple. Providing accommodation set over two floors, briefly comprising an entrance, entrance hall, large inner hallway (currently used as a dining room), breakfast kitchen with integrated appliances, five good sized bedrooms, house bathroom, separate WC and utility. Also with a large annex currently comprising of three further bedrooms, living room, shower room and store room. The property has a gas central heating system and is predominantly uPVC double glazed. Externally, there is ample parking along with a garage and a good sized, lawned garden. Nestled within a short distance of Greenhead Park and Huddersfield town centre, the property is truly worthy of internal inspection to appreciate its unique nature. VIEWING HIGHLY RECOMMENDED.



GROUND FLOOR



ANNEX 1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Grasmere Road, Huddersfield, West Yorkshire

Details



Entrance

A staircase, complete with wrought iron handrails, leads from the ground floor at parking level up to the first floor.

Entrance Hall

Arriving at the first floor, a uPVC double glazed and leaded door opens to the entrance hall. Enjoying lovely, period, high ceilings with coving, ceiling light point, dado rail and radiator. Six steps then lead up to the half landing.

Half Landing/Inner Hallway

Half Landing/Inner Hallway

Currently utilised as a dining area, with coving, dado rail, radiator and a balustrade and spindle staircase rising to the second floor. From here, access can be gained to the following rooms.

Inner Hallway

An exposed stone arch leads from the dining area into the inner hallway, where there is lots of useful storage, including a store room with fitted shelving and wall length fitted wardrobes with various hanging rails and shelving options.

Breakfast Kitchen 15'7"x13'3" plus recess (4.75m"x4.04m" plus recess)

This room has a light and airy feel due to two uPVC double glazed windows overlooking the garden. With a range of modern, high gloss, base cupboards, drawers, granite style roll-edge worktops incorporating breakfast island, matching up-stands and wall cupboards over with uplighters and lighting under the wall cupboards. There is housing for a range style cooker with extractor hood, integrated dishwasher, wine cooler and an inset, one and a half bowl, stainless steel sink unit with overlying mixer tap. With an attractive Karndean style floor running throughout and several ceiling light points.

Utility

This useful room has fitted worktops with storage cupboards beneath, an inset, stainless steel sink unit with overlying mixer tap, and plumbing for an automatic washing machine. There is a central ceiling light point, creole to ceiling, a radiator, and additional light comes from the rear elevation via two uPVC double glazed windows. This room is home to the Ideal Logic central heating boiler.

Lounge 22'2" max into bay window x 15'10" (6.78m max into bay window x 4.85m)

This lovely, principal reception room has a large, splayed, uPVC double glazed bay window complete with window seats, providing views towards Huddersfield and beyond. There is coving to ceiling, inset downlights, central ceiling light point, dado rail and a radiator. The focal point of the room is a polished wood fire surround with cast iron style inset and stone hearth, home to a living flame gas fire.

Bedroom One 14'0" x 15'7" (4.27m x 4.75m)

This generously sized double bedroom enjoys exposed floorboards throughout, coving to ceiling, spotlights, dado rail and a radiator. Two uPVC double glazed windows provide natural light from the front elevation. To one corner of the room there is a tiled area, home to a pedestal hand basin with twin taps and a wall light point.

Bedroom Two 15'7" x 15'10" plus box bay window (4.75m x 4.83m plus box bay window)

This double bedroom has two uPVC double glazed windows looking onto the garden below. There is coving to ceiling, ceiling light point, various power points and a radiator. Again, to one corner of the room there is a tiled area, home to a vanity hand basin with twin taps over and storage cupboards beneath.

Bedroom Three 10'9" max into recess x 11'6" (3.30m max into recess x 3.53m)

This double bedroom is set to the rear of the property and has a uPVC double glazed window, built-in cupboards with shelving to the alcove, ceiling light point, power points and a radiator. There is also a vanity hand basin with twin taps over and storage cupboards beneath.

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Bedroom Four 7'6" x 11'6" (2.29m x 3.51m)

This lovely room is utilised as a work from home study and provides a pleasant outlook towards Huddersfield via a large uPVC double glazed window to the front elevation. There is coving to ceiling, ceiling light point, power points and a radiator. The focal point of the room is a cast iron fireplace with open grate and timber mantel over.

Bedroom Five 15'8" x 7'4" (4.78m x 2.26m)

A further room which has been partially converted into a work from home study, enjoying a fitted desk with shelving, overhead storage cupboards, central ceiling light point, power points and a radiator. Three uPVC double glazed windows provide light from the side elevation.

House Bathroom

Having a white suite comprising a low flush WC, pedestal hand basin and a panelled bath. Sliding doors lead to a walk-in shower cubicle, home to a Triton electric shower. The walls are part tiled, with inset downlights to ceiling, extractor fan and a radiator. Natural light comes from the side elevation via a uPVC double glazed window.

Separate WC

Having a low flush WC, ceiling light point and a uPVC double glazed window to the side elevation.

Second Floor Staircase

There is a staircase leading from the entrance hall/dining area up to the second floor. This area could be utilised as a separate annex, or indeed part of this lovely family home.

Second Floor Landing

With lots of exposed stonework and beams, central ceiling light point, Velux double glazed window and a radiator. From here, access can be gained to the following rooms. From the landing, there is access to an underdrawing which would be useful for storage or could be converted to form additional accommodation, subject to Building Regulations and Planning Permission.

Annex Living Room/Bedroom Two 18'0" x 11'1" (5.51m x 3.40m)

This room enjoys exposed floorboards, exposed woodwork and stonework, two wall light points, two Velux double glazed windows and a radiator. The focal point of the room is a cast iron fireplace with matching inset and grate set to a stone hearth.

Shower Room

Having a modern white suite comprising a low flush WC, vanity hand basin with chrome, monobloc tap and high quality storage cupboards beneath, and a swing door leading to a shower cubicle, home to a Triton electric shower. The shower cubicle is tiled along with a contrasting porcelain tiled floor, exposed beams, inset downlights to ceiling, and a wall mounted, chrome, ladder style, heated towel rail. Additional light comes from a Velux double glazed window.

Annex Bedroom One 18'4" x 11'1" (5.59m x 3.40m)

This double bedroom has natural light from the side elevation via a uPVC double glazed window and a Velux double glazed window to the ceiling. With exposed beams, spotlights, power points and a radiator. The focal point of the room is a cast iron fireplace with matching inset and grate. There is a walk-in wardrobe with ceiling light point, fitted shelving and hanging options.

Annex Bedroom Two/ Living Room

This lovely, second bedroom has lots of character via exposed stonework, beams to ceiling and several Velux double glazed windows. There is oak flooring, uplighters, two wall light points and a radiator.

Annex Bedroom Three

This part finished room would make a further bedroom or a separate snug. With beams on display, exposed floorboards, power points and additional light from a Velux double glazed window.

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External Details

Upon entering the shared driveway from Grasmere Road, there is ample parking along with a single car garage. Adjacent to the drive is a mainly walled, lawned garden with mature shrubbery, raised borders and an area of raised decking.

Tenure

The vendor has informed us that the property is Leasehold and we await more information.

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Directions

