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01484 508000



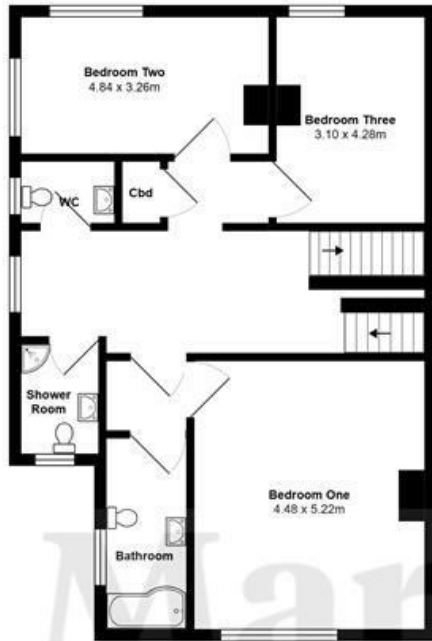
**Gledholt Road, Gledholt
Huddersfield,**

**Offers in the region of
£600,000**

Brooklands is a superbly appointed six-bedroomed home overlooking Greenhead Park with an enclosed rear garden, parking and integral garage. The property has a light and bright interior with sizeable spacious family accommodation arranged over four levels, occupying a most enviable position. Only by an internal inspection can the position, presentation and abundance of natural light and period features be truly appreciated. There is detailed internal joinery, superb staircases, fireplaces and ornate ceilings, the accommodation comprises an entrance hallway, downstairs WC, stunning dual aspect living room, separate sitting/dining room and dining kitchen. The lower ground floor could easily become a self-contained unit and comprises a home office/study, formal dining room, large utility/kitchen and a store/cloakroom that could potentially be a WC or shower room. On the first floor are three double bedrooms, bathroom, shower room and separate toilet. On the top floor are three further good sized bedrooms and a bathroom which incorporates a shower cubicle. There is a gas-fired central heating system and majority uPVC double glazing with some superb leaded single glazed windows and doors. Externally, there is off road parking which is also an automated ramp providing access down into the integral garage. There are well presented gardens with resin pathways, lawns, an all weather decked seating area and a large 20ft x 10ft purpose built insulated outbuilding/workshop which could easily be a home office complete with power, lighting and toilet. A fabulous family home and an opportunity not to be missed.

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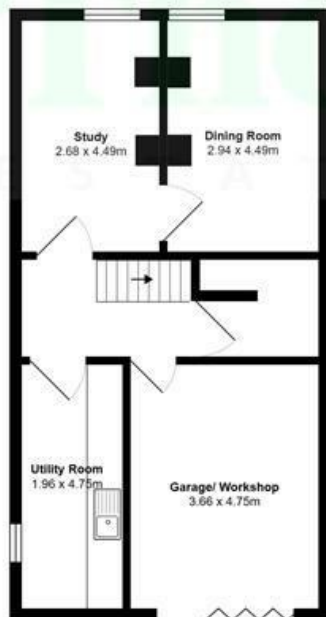
Floorplan



First Floor



Second Floor



Lower Ground Floor



Ground Floor

All measurements are approximate and for display purposes only

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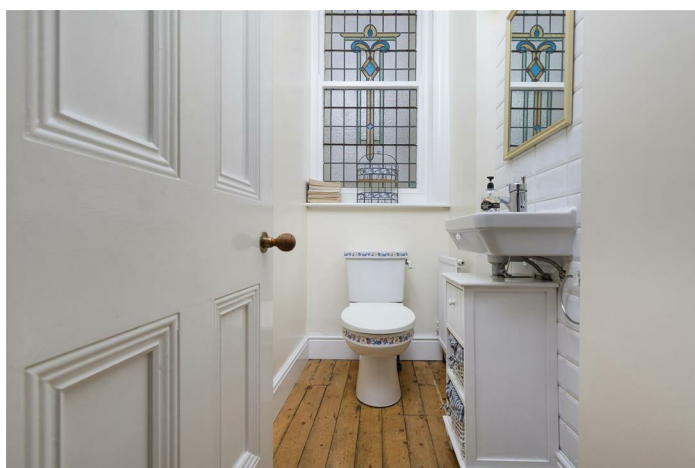


Entrance Hallway



An external timber door with opaque glazed panels and feature glazed overlight with etching above gives access to the spacious and impressive entrance hallway. This has a superb high ceiling with detailed deep cornice coving, intricate internal joinery and deep skirting boards. There are leaded and double glazed sash windows along with decorative panelled style detailing beneath the dado rail and exposed floorboards incorporating an inset matwell. A wonderful staircase with intricately carved newel post with turned handrail and feature ornate spindles rises to the first floor accommodation. Beneath this, the staircase gives access to the lower ground floor. There is a ceiling rose, a radiator and, off the hallway, the downstairs WC.

Downstairs WC



This has a two-piece white suite comprising a rectangular

hand basin, a low-level WC. There is a side feature leaded and coloured glazed sash window and a radiator.

Living Room



This room certainly has the wow factor and is particularly light and bright with the benefit of the morning sun. It has a dual aspect with a large uPVC bay to the front and a side window with a pleasant aspect across Greenhead Park, with the side window looking towards Castle Hill in the distance. The room can easily accommodate a vast amount of furniture, and has a high ceiling with central ceiling rose along with deep cornice coving, a picture rail, deep skirting boards and exposed floorboards. The focal point of the room is a marble fireplace, upon which stands an open fire with detailed surround. There is also a radiator.

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Sitting/Dining Room



This versatile second reception room is particularly light and bright, enjoying a westerly aspect, benefitting from the afternoon sun. There are side and rear uPVC windows and an identical surround and open grate to that of the living room. This room also has exposed floorboards along with various light points, a high ceiling with deep cornice coving, a picture rail and a ceiling rose. There is also a radiator.

Kitchen



The kitchen has been updated in recent times and has wall cupboards and base units with under unit lighting. Of particular note are the contrasting worktops and the large sink unit has a mixer tap. Integrated appliances include a double oven, a hob with a canopy style filter hood above, dishwasher and fridge. There is space for an integrated freezer. A matching table has been created with the same

surface as the worktops and a feature has been made of the fireplace with its heavy stone mantel. There is ornate coving to the ceiling along with downlighting, a mosaic style floor, rear uPVC windows and an external timber and glazed door. The room also has a stylish upright radiator and a serving hatch.

Lower Ground Floor Hallway

From the hallway, the staircase provides access to the lower ground floor. The hallway provides access to the majority of the rooms as well as the garage. There is a radiator and, off the hallway, a useful storeroom with additional storage beneath the staircase. This room could potentially become a shower room, for example. There is also a radiator.

Office/Study



A versatile space, perfect as a home working area or gaming/sitting room. There are rear uPVC windows along with plenty of space for furniture, ceiling downlighting and a radiator. A door leads through to the dining room.

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Dining Room



This versatile room is currently utilised as a formal dining room, but buyers may wish to create a basement apartment, for example. This room could be a living space or bedroom, etc. There is ceiling downlighting, a rear uPVC window and a radiator.

Utility/Kitchen



This is a large room and houses the cylinder for the hot water system, the twin central heating boilers and an LPG powered gas oven. There are wall cupboards and base units, a stainless steel sink unit and space for appliances such as an automatic washing machine or dryer. There is also space for a freestanding fridge freezer and a radiator.

Integral Garage



A door from the lower ground floor hallway gives access to the integral garage with sliding timber doors at one end. There is power, lighting and water. The garage can be accessed via the ramp from the driveway.

First Floor Landing



From the hallway, the staircase rises to the wide first floor landing with a fabulous leaded and coloured glazed sash window. The high ceiling incorporates deep cornice coving, there is room for furniture and two radiators. Access can be gained to the three first floor bedrooms and the staircase then continues up to the top floor. There is also a useful shelved storage cupboard, ideal for bedding and linen.

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Bedroom One



This light and bright double bedroom is positioned at the front of the property and has a superb aspect from its double glazed windows overlooking Greenhead Park. There are wardrobes on either side of the chimney breast with hanging rails and shelving, hidden behind sliding drapes. The high ceiling has deep cornice coving and the room can easily accommodate additional fitted or freestanding furniture. There is a marble fire surround and two radiators.

Lobby

Between the master bedroom and bathroom is a useful lobby area with a built-in shelving and drawers storage unit.

Bathroom



This can also serve as an en suite to the master bedroom and has a white three-piece suite. The bath has a curved

shower screen and a wall mounted shower fitting. There is a rectangular pedestal wash hand basin and a low-level WC along with plumbing for an automatic washer. The walls are tiled and the high ceiling has cornice style coving. There is an opaque uPVC window and an upright radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and, as with the dining/sitting room beneath it, enjoys a dual aspect with side and rear uPVC windows, making this room particularly light and bright. There is plenty of space for fitted or freestanding furniture, along with a decorative cast iron fire surround. The high ceiling has deep cornice coving and there are two radiators.

Bedroom Three



This double bedroom is positioned at the rear of the property

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and has a decorative cast iron fire surround with a tiled insert. There is a uPVC window and plenty of space for fitted or freestanding furniture along with a high ceiling with deep cornice coving, a picture rail and a radiator.

Shower Room



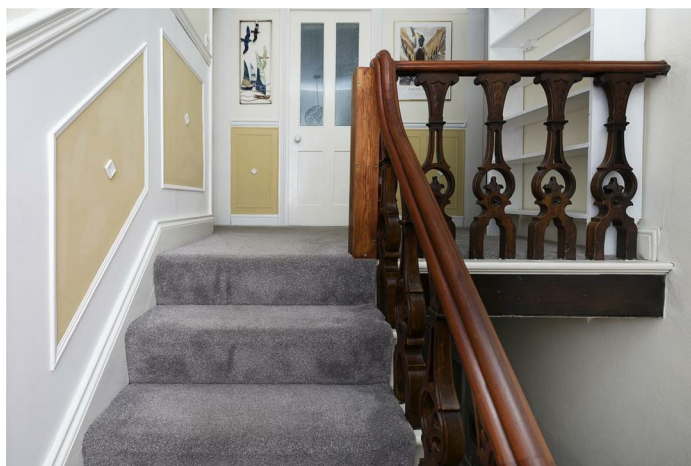
This room has a corner shower cubicle with curved doors and a wall mounted shower fitting, a low-level WC and a hand wash basin. There is tiling to the walls and the floorboards have been exposed. There is a uPVC front window and a radiator.

Separate Toilet



This has a two-piece suite comprising a pedestal wash hand basin and a low level WC. There is three-quarter height tiling and a side opaque uPVC window.

Top Floor Accommodation



From the first floor landing, the staircase rises to the top floor. The staircase with its turned handrail and ornate spindles can be found on the ground and two upper floors. The top floor landing area is of a good size with built-in storage.

Bedroom Four



This large double bedroom with a dual aspect has, arguably, the best view from the property with Greenhead Park directly opposite and Castle Hill in the distance. Within the sloping roofline is a skylight window and there is plenty of space for fitted or freestanding furniture along with an upright radiator.

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Bedroom Five



This double bedroom has a side uPVC window and enjoys a view across the neighbouring properties' rooftops, looking towards the National Park and Holme Moss in the distance. There is also a radiator.

Bedroom Six



This rear facing double bedroom has space for furniture along with a Velux window in the angled roofline and a radiator.

House Bathroom



The large bathroom has a four-piece suite. There is a freestanding roll-top bath with a mixer tap and hand held shower attachment, a pedestal wash hand basin, a low-level WC and a separate shower cubicle with aqua boarded interior and overhead waterfall style shower fitting as well as a hand held shower attachment. The room has a side uPVC window along with ceiling downlighting and a radiator.

External Details



At the front of the property are two heavy stone gateposts, one of which bears the property's name. There is perimeter walling and wrought iron balustrade fencing. The gate gives access onto a resin pathway which continues to the front entrance door, along with two gates giving access to the garden. There is a level lawn and the parking/driveway is an automated ramp that gives access down to the integral

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garage. There is also external water. To the left hand side of the property via two timber gates, the rear garden is enclosed by perimeter walling and fencing. It has been redesigned in recent times and has a resin pathway incorporating a feature circular seating area. The resin pathway then continues to the large outhouse and the raised all weather decked seating area with storage beneath, which can be accessed from the kitchen. There is outside power and water along with a shaped lawn and a paved seating area at the far end.

Garden Outbuilding



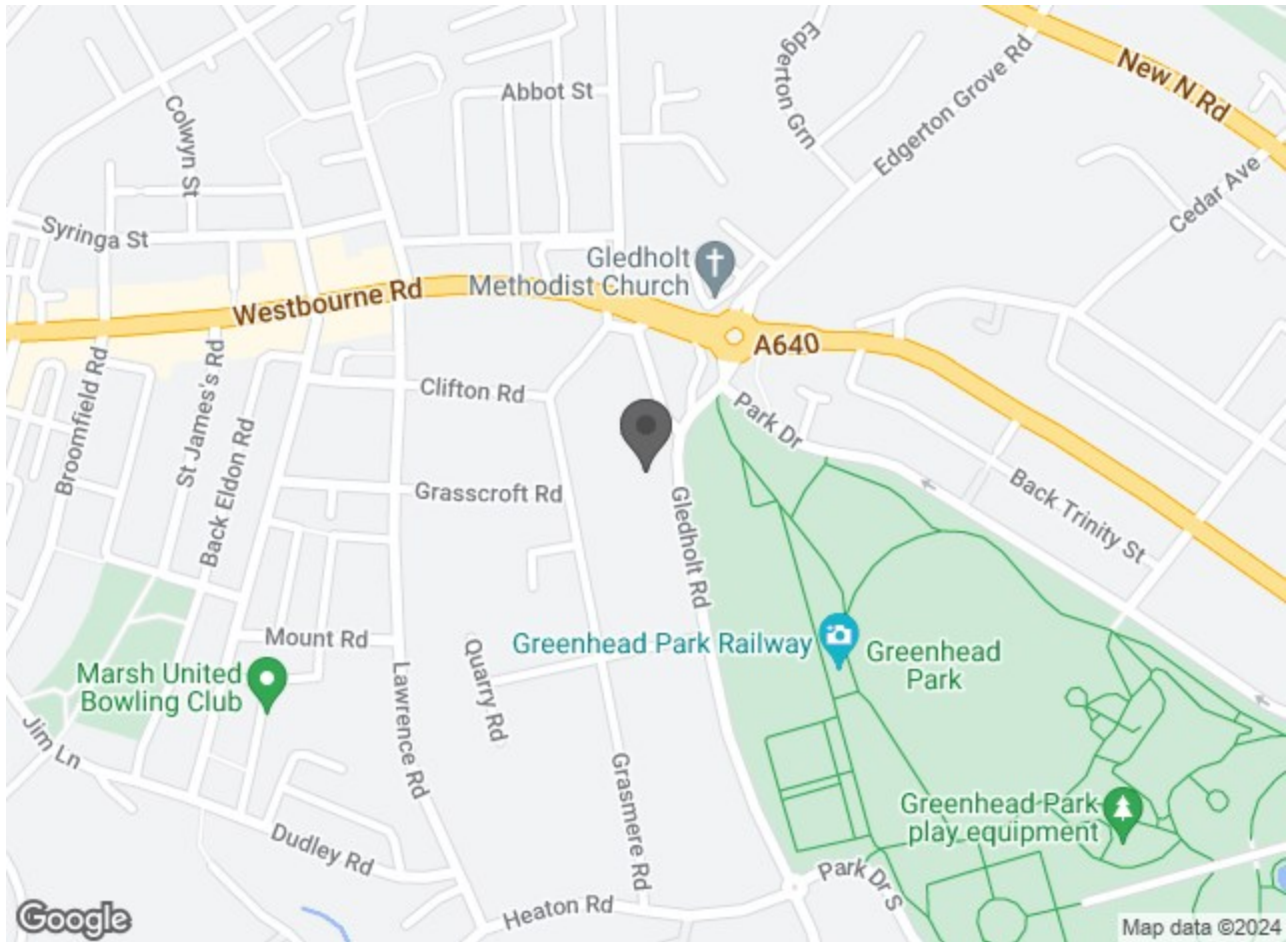
The purpose built outbuilding could be a workshop or home office, etc., and has insulated walls and roof, power and lighting. There are two windows to the front and an opening window at the far end. It also incorporates a toilet with a hand wash basin. This is a great space with a variety of home uses.

Tenure

The vendor has informed us that the property is Freehold

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Directions



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DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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