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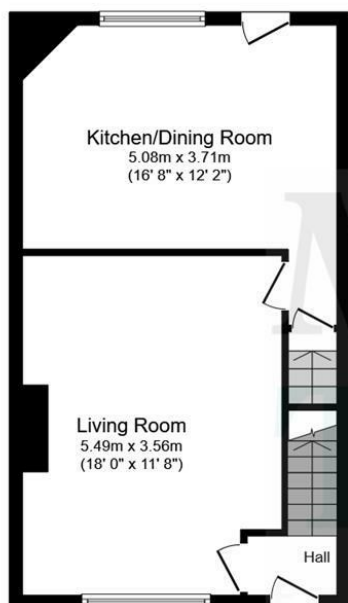


**Halifax Road,  
Huddersfield,**

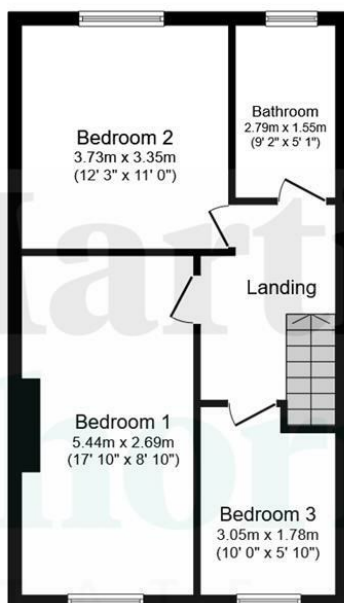
**Offers over £170,000**

**\*\*UNEXPECTEDLY RE-OFFERED\*\***

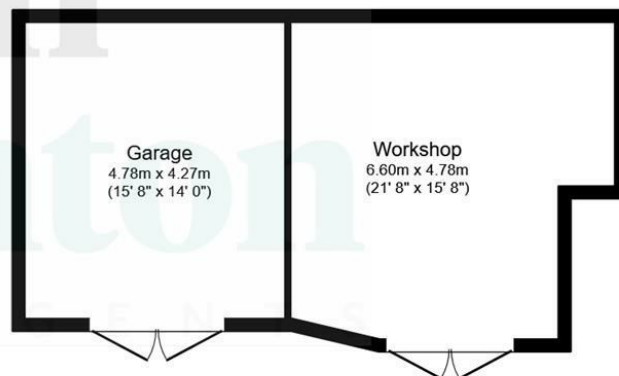
A superbly presented three-bedroom character cottage which has undergone an extensive programme of restoration, modernisation and redesigning. The property blends character and contemporary style throughout and enjoys a wooded backdrop. The accommodation comprises an entrance lobby, living room with exposed fireplace incorporating a wood burning stove, large open plan dining kitchen with integrated appliances and useful cellar. On the first floor are three bedrooms and the house bathroom. There is a gas-fired central heating system and uPVC glazing. An internal inspection is essential to appreciate the standard of presentation and finish throughout. Externally, to the rear is the garden area with seating and decking. A major selling feature of the property is the large garage and workshop divided into two, which would make a great hobby space. There is also ample off road parking at the front. The property provides an ideal commuting base between Leeds and Manchester, as well as having ease of access to local amenities and well regarded schooling.



Ground Floor  
Floor area 46.8 m<sup>2</sup> (503 sq.ft.)



First Floor  
Floor area 46.8 m<sup>2</sup> (503 sq.ft.)



Outbuilding  
Floor area 44.7 m<sup>2</sup> (481 sq.ft.)

TOTAL: 138.2 m<sup>2</sup> (1,488 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Halifax Road, Huddersfield,

## Details



### Entrance Lobby

An external uPVC door gives access to the entrance lobby, which is presented to a high standard with crisp, neutral décor. There is a radiator and an oak internal door leads into the living room.

### Living Room

This spacious and well appointed principal reception room is positioned at the front of the property and blends character and contemporary style seamlessly. The room is particularly light and bright with a high ceiling and two exposed ceiling beams. The centrepiece of the room is the stone built fireplace, home to a wood burning stove. There is a large uPVC window, plenty of space for furniture and a radiator. An oak internal door leads to an open inner lobby area and there is access down to a large cellar.



### Dining Kitchen

The large dining kitchen has been redesigned to create an open plan eating and entertaining space. There is an array of contemporary units to high and low levels along with worktops with matching upstands and a sink unit with a mixer tap. Integrated appliances include an oven and hob with a canopy style filter hood, fridge, freezer, microwave and washer dryer. There is space for a dishwasher if required. The high ceiling incorporates deep cornice coving and a lovely feature of the room is a fire surround with a decorative range. There is ceiling downlighting along with grey laminate flooring, plenty of space for a formal dining table and exposed stone rear window cills to the uPVC windows. An external uPVC door leads to the garden and there is a radiator.



# Halifax Road, Huddersfield,

## Details



### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing where there is a spindle balustrade. Of particular note are the internal oak doors which can be found throughout this level.



### Bedroom One

This spacious double bedroom is positioned at the rear of the property and enjoys a pleasant, wooded aspect via its uPVC window. There is plenty of space for fitted or freestanding furniture and a radiator.



### Bedroom Two

This large double bedroom is positioned at the front of the property and has an exposed stone fireplace with space for freestanding or fitted furniture on either side. There is a rear uPVC window and a radiator.





# Halifax Road, Huddersfield,

## Details



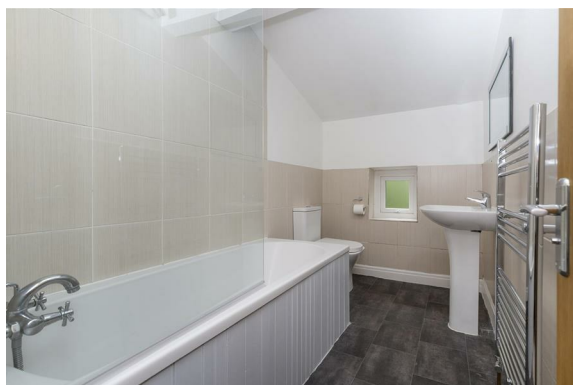
### Bedroom Three

This single bedroom is positioned at the front of the property and has open storage over the staircase projection along with a uPVC window and a radiator.



### House Bathroom

The bathroom has a white three-piece suite comprising a bath with a wall-mounted shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. Around the bath is full height tiling with half height tiling to the remaining walls. There is grey vinyl flooring along with a wall mounted mirror, a rear uPVC window and an upright chrome ladder-style radiator.



### External Details

At the rear of the property, the enclosed garden enjoys a pleasant, wooded backdrop with a good amount of privacy. There is a large gravelled area, ideal as an eating and entertaining space along with a timber decked seating area adjacent to the garage/workshop. The brick and blockwork built garage/workshop is divided into two sections with having a metal door and a timber door. One section is slightly larger with a high apex roof and both sections require work, however, offer excellent potential to the right buyer. Our clients also have vehicular right of access to the garaging, meaning that they are able to park off the road.



### Tenure

**Halifax Road,  
Huddersfield,**  
Details



The vendor informs us the property freehold, we await further information.

# Halifax Road, Huddersfield, Directions

