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Somerset Road, Almondbury Huddersfield,

Offers in the region of
£200,000

This two-bedroomed bungalow is presented to a high standard throughout with a stylish interior. It is conveniently situated close to local amenities in Almondbury, the town centre and the train station. The accommodation comprises of an entrance hallway, living room with wood-burning fire, dining room and ground floor double bedroom, stylish kitchen with integrated appliances, utility and shower room. On the first floor is an open plan area and a double bedroom. The property has gas-fired central heating and uPVC double glazing. Externally, there are gardens to front and rear with grassed areas, pathways and paved seating areas. The rear garden enjoys a wooded backdrop and views over the surrounding area. An internal viewing is essential to appreciate the standard of presentation and the amount of accommodation available, which is not immediately apparent externally. The property is offered with the advantage of vacant possession.

**Somerset Road, Almondbury
Huddersfield,**

Floorplan



Somerset Road, Almondbury, Huddersfield, HD5 8HZ

Total Area: 99.9 m² ... 1075 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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Details



Entrance Hallway

An external composite door with opaque glazed panels and an over-light bearing the house number gives access to the entrance hallway. It has a superb, tiled floor, a staircase rising to the first floor accommodation, a radiator and a timber door leading to the living room.



Living Room

This well-appointed reception room is positioned at the front of the property with floor tiling to match the entrance hallway. There is a Stovax wood-burning stove, a uPVC window, provision for a wall-mounted TV and a radiator.



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Bedroom One

Positioned to the front of the property is this ground floor double bedroom with plenty of space for free standing or fitted furniture and easily accommodates a double bed. It has as a window to the front elevation overlooking the garden and a radiator



Dining Room/Bedroom

This multipurpose room is positioned at the rear of the property and is set out as a formal dining room but could be a ground floor double bedroom or second sitting room. It has a polished tiled floor, a rear uPVC window overlooking the garden and a radiator. A feature has been made of the chimney breast with the installation of an electric fire.



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Kitchen

The kitchen has been recently updated and is positioned at the rear of the property. It has contemporary wall cupboards, base units, working surfaces and matching splashbacks. Integrated appliances comprise an AEG hob with a contemporary filter hood, an AEG oven and microwave, a fridge freezer and a slimline dishwasher. The sink unit has an extendable mixer tap. There is a rear uPVC window, a side timber door, ceiling downlighting, a tiled floor and a stylish upright radiator.



Utility

Off the kitchen is a useful pantry/utility with a continuation of the floor tiling, built-in shelving and plumbing for an automatic washer. This area houses the Ideal Logic condensing boiler for the central heating and has an opaque window.

Shower Room

This room has been recently updated and has a walk-in shower enclosure with glazed screens, a large waterfall style shower fitting and positional body jets. It has a rectangular hand wash basin with a storage cupboard beneath, a mirror-fronted toiletries cabinet above and a low-level WC. There is tiling to the walls and floor, ceiling downlighting, an extractor fan and an upright ladder style radiator. To the side elevation is an opaque uPVC window.



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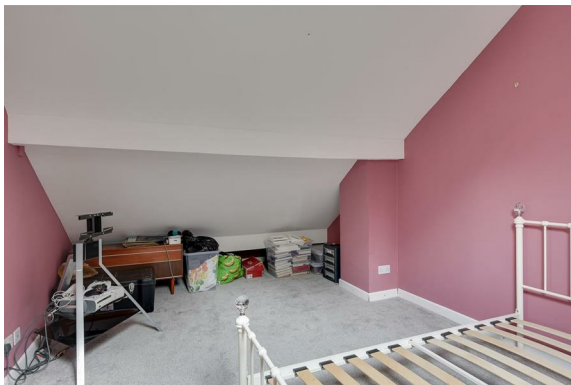
First Floor

From the hallway, a staircase rises to the first floor accommodation, divided into two parts comprising a bedroom and an open plan space. The staircase opens to a large open plan room with a uPVC window, perfect as a play room or hobby space. It has access to the eaves on either side and a radiator. An archway leads to a double bedroom.



Bedroom Two

This good sized bedroom has a rear Velux window and can easily accommodate a double bed and plenty of furniture. It also has a radiator.



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External Details

Central steps lead up to the front garden with lawns on either side and a perimeter wall with wrought iron railings. A pathway on the right hand side continues along the side perimeter where there is fencing and an integral store. It continues to the rear where there is external power and lighting. Steps lead up to the garden that enjoys a wooded backdrop and views over the surrounding area. The initial portion slopes to a level grassed section with a central pathway, two paved patio areas with gabion wire baskets and fencing on three sides.



Tenure

The vendor has informed us that the property is Freehold.

Somerset Road, Almondbury Huddersfield,

Directions

