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Gledholt Road, Gledholt Huddersfield,

Offers over £250,000

This is the two-bedroom central section of a Grade II Listed former coach house which enjoys a southerly aspect at the front. The property is conveniently located for nearby amenities, the town centre, the train station and Greenhead Park. The accommodation blends character and contemporary style. It comprises an entrance hallway, downstairs WC, living room with French doors leading to the stone sett courtyard and an open plan dining kitchen. The first floor landing has access to a large loft storage area. There are two double bedrooms with built-in furniture, the master with an en suite shower room, and a contemporary house bathroom. The property has gas-fired central heating and a mix of sealed unit and single glazing. Externally, in front of the property is designated side-by-side parking and the enclosed rear garden has a stone flagged patio and a raised lawn. The property is offered with the benefit of no onward chain.

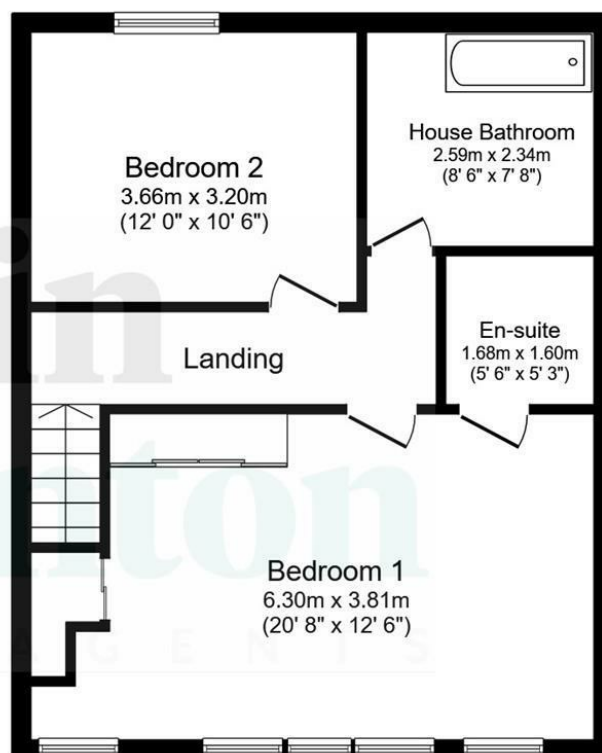
**Gledholt Road, Gledholt
Huddersfield,**

Floorplan



Ground Floor

Floor area 50.6 m² (545 sq.ft.)



First Floor

Floor area 50.6 m² (545 sq.ft.)

TOTAL: 101.3 m² (1,090 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

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Details



Entrance Hallway

An external timber and glazed panelled door gives access to the entrance hallway. This has dark oak style laminate flooring and a spindle staircase rising to the first floor accommodation. There is a radiator and access to the downstairs WC.



Downstairs WC

The WC has a two-piece suite comprising a corner hand basin with a mosaic style splashback and a low-level WC. There is cushion vinyl flooring, an upright chrome ladder style radiator and an extractor fan.



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Living Room

This very spacious principal reception room is positioned at the front of the property. It is particularly light and bright with a southerly aspect maximised by timber and glazed doors. There is a timber fire surround with a decorative inlay and a raised hearth, home to an electric fire. The room has coving to the ceiling, two radiators and a wide archway leading to the dining kitchen.



Dining Kitchen

When combined with the living room, this creates a superb open-plan area. The kitchen section has wall cupboards, base units, working surfaces extending to create a breakfast bar and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise a double oven and an induction hob with a canopy style filter hood. There is plumbing for a washing machine and a dishwasher and space for further freestanding appliances. The kitchen area has cushion vinyl flooring and a rear timber and double-glazed leading to the garden. The dining area can accommodate a large formal dining table and has a radiator.



First Floor Landing

From the hallway, the staircase rises to the first floor landing where a drop-down ladder gives access to the loft area. There is a useful storage cupboard and a radiator.

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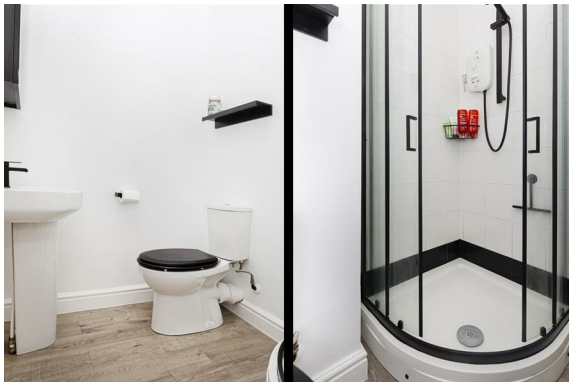
Bedroom One

This double bedroom certainly has the wow factor, positioned at the front of the property and running the full width of the house. Natural light is maximised with two feature circular windows and the top of the former barn arch with its individual glazed windows that flood this room with natural light. There is a built-in wardrobe and storage, two radiators and access to the en suite.



En Suite Shower Room

A sliding opaque glazed door leads to the en suite. This has a corner shower cubicle with a tiled interior and a Mira Sport independent shower, a pedestal wash hand basin with splashback and a low-level WC. There is an illuminated toiletries cabinet, ceiling lighting, an extractor fan and an upright ladder style radiator.



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Bedroom Two

This large double bedroom is positioned at the rear of the property and has mirror fronted wardrobes and a louvre door cupboard housing the boiler for the central heating system. There is a sealed unit double-glazed window and a radiator.



Bathroom

The stylish bathroom has a white three-piece suite comprising a bath with an overhead waterfall style shower fitting, a rectangular hand basin with a storage cupboard below and a low-level WC. There is appropriate tiling to the walls, large mirrors, cushion vinyl flooring, ceiling lighting, an extractor fan and an upright chrome ladder-style radiator.



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External Details

The property enjoys a courtyard style setting with side-by-side parking spaces at the front. The rear garden is enclosed by perimeter walling and fencing with a large stone flagged patio area, accessed from the dining kitchen, ideal for outdoor eating and entertaining. Steps lead up to a raised lawned garden with decorative borders. The rear garden enjoys a good amount of privacy.



Tenure

The vendor informs us this property is Freehold.

Gledholt Road, Gledholt Huddersfield,

Directions

