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## **Newsome Road, Huddersfield,**

**Offers over £180,000**

This good-sized three-bedroom semi-detached house has two separate reception rooms and an outlook towards Castle Hill. It would make an ideal family home, convenient for town centre access. An inspection is advised to appreciate the position and the size of accommodation. It briefly comprises an entrance hallway, living room with bay window, separate dining/sitting room with French doors, kitchen with integrated appliances and a useful cellar. On the first floor are three bedrooms, a shower room and a separate toilet. The property has a gas-fired central heating system and a mix of uPVC and wooden sealed unit double-glazing. Externally, there are front and rear gardens, the rear garden enjoying the afternoon sun. The front of the property has a south-easterly aspect. The property has the advantage of being offered with no onward chain.

**Newsome Road,  
Huddersfield,**

**Floorplan**



All measurements are approximate and for display purposes only

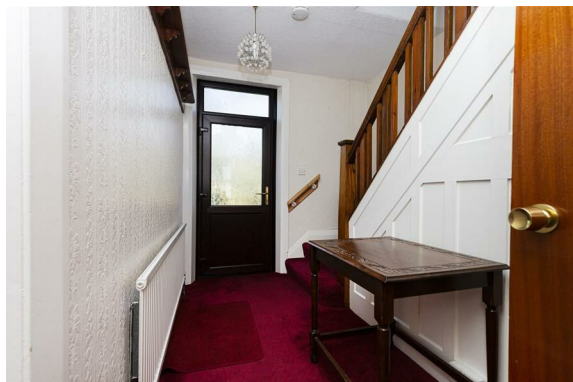
# Newsome Road, Huddersfield,

## Details



### Entrance Hallway

An external entrance door with a glazed opaque panel and matching overlight gives access to the hallway. This has a staircase rising to the first floor accommodation, a built-in cupboard and a door leading to the inner hallway.



### Inner Hallway

The hallway has a quarry tiled floor and access down to the cellar.

### Living Room

This good-sized principal reception room is positioned at the front of the property and has a bay window incorporating uPVC glazing, overlooking the lawned garden. There is a timber fire surround with matching inlay and hearth, home to a living flame effect gas fire. The room has wall light points, coving, plenty of space for furniture and two radiators.





# Newsome Road, Huddersfield,

## Details



### Dining Room

This second reception room is multipurpose, be it as a sitting room or formal dining room. It has a timber fire surround with matching inlay and hearth, home to a living flame coal effect fire and uPVC French doors leading out into the garden. There is plenty of space for furniture, wall light points and a radiator.



### Kitchen

This room has been recently updated and comprises wall cupboards and base units with working surfaces and a one-and-a-half bowl stainless steel sink with a mixer tap. Integrated appliances include a four-ring gas hob, oven, canopy style filter hood, fridge and freezer. There is plumbing for an automatic washer. The room enjoys a dual aspect with front and side double-glazed windows and has oak style laminate flooring.



### Basement

At the top of the cellar head, the boiler for the central heating system can be found. Steps lead down to the cellar where there is a water supply above a rectangular period sink, lighting but no power sockets. This could be turned into a utility area with a little work and imagination.

### First Floor Landing

From the hallway, the staircase rises to the first floor landing.

# Newsome Road, Huddersfield,

## Details



### Bedroom One

This large double bedroom is positioned at the front of the property with a bank of sliding door wardrobes, two with mirror fronts. It has plenty of space for additional furniture, bedhead light points, coving to the ceiling, a uPVC window and a radiator.



### Bedroom Two

This large double bedroom is positioned at the rear of the property with a bank of sliding door wardrobes, two with mirror fronts. It has plenty of space for additional furniture, oak effect laminate flooring, a sealed unit double-glazed window and a radiator.





### **Bedroom Three**

This good-sized third bedroom is positioned at the front of the property and has a uPVC window, coving to the ceiling and a radiator.



### **Shower Room**

This room has a walk-in shower cubicle with a glazed screen and wall-mounted Mira Sport independent shower and a pedestal wash and basin. There is appropriate tiling to the walls, a timber panelled ceiling incorporating downlighting, a shelved storage cupboard, a radiator and an obscure sealed unit double-glazed rear window.

### **Separate WC**

This has a low-level WC and a sealed unit double-glazed window.



# Newsome Road, Huddersfield,

## Details



### External Details

The property is set back slightly from the road with an outlook towards Castle Hill. Between stone gateposts, a pathway leads up to the property with a lawned garden on the left-hand side with flowerbeds. On the right-hand side are mature rockery style beds and a metal gate leads to a side pathway with fencing. The rear garden enjoys a westerly aspect, benefitting from the afternoon sun, and there is a large paved patio adjoining the French doors in the dining room. Adjoining this is a level lawned garden with mature beds and borders, perimeter fencing and a timber shed.



### Tenure

The vendor informs us that the property is leasehold and we await further details.

# Newsome Road, Huddersfield,

Directions

