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**Dingle Road,
Huddersfield, West Yorkshire**

**Offers in the region of
£550,000**

MARTIN THORNTON PLATINUM

Snowden House is a most impressive stone built five-bedroom end of terraced property in a block of just four. The property is conveniently placed between the town centre and Lindley Village, making it a perfect commuting base with recommended schooling close by. It has undergone an extensive and sympathetic programme of updating, modernisation and redesigning to retain the character, enhanced by contemporary fixtures and fittings. It has a light and bright interior and an enclosed landscaped rear garden, parking and garaging. The house is located on a no-through-road, just a short distance from Greenhead Park. Only by an internal inspection can the accommodation on offer and presentation throughout be truly appreciated. It retains many period features with superb internal joinery, high decorative ceilings and a superb entrance hallway with a staircase which has the wow factor. The accommodation comprises the entrance hallway, guest WC, living room with marble fireplace, wonderful open-plan kitchen with Quartz worktops and range style cooker, adjoining large dining area with oak flooring throughout and the adjoining garden room, which serves as everyday living space, with bi-folding doors leading out into the enclosed garden. On the first floor are three of the five double bedrooms and the large house bathroom. On the top floor are two double bedrooms and a Jack & Jill style shower room. The property has a central heating system with controllable thermostats to each of the three floors. It has a mix of single and double-glazing, some of which are feature sash windows, and a security system. Externally, there is parking and a garage at the rear and a lapsed Planning Approval for a stone built double garage. There are front and rear gardens, the rear garden being part of the redesigning and modernisation programme with superb stone flagged seating areas and lawns. Viewing is an absolute must for this stunning family home.

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Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hallway



A beautiful broad timber door with etched opaque glazed panels and matching overhead leads to the impressive entrance hallway. This certainly has the wow factor and sets the scene for the accommodation to follow. The centrepiece of the hallway is the fabulous spindle staircase with runner style carpet, polished handrail and newel post. The staircase incorporates a secret door down to the basement. The high ceiling is particularly ornate with deep cornice coving and ceiling roses. Of particular note is the internal joinery including architraves and picture rails and the tiled floor incorporates a matwell. There is a radiator and a downstairs WC.

Downstairs WC

The WC has a sensor entrance light and a continuation of the floor tiling. It has a pedestal wash hand basin and a low-level WC. There is also an extractor.

Living Room



A feature panelled door gives access to this light and bright reception room which is positioned at the front of the property. It has three sash windows overlooking the frontage, a high ceiling, superb detailed deep cornice coving and a central ceiling rose. There is a fabulous fire surround, restored by our vendors, and upon a raised hearth is an open fire grate. On either side of the chimney breast is built-in display shelving with storage cupboards beneath. The room has herringbone patterned oak flooring and a radiator.

Living Dining Kitchen



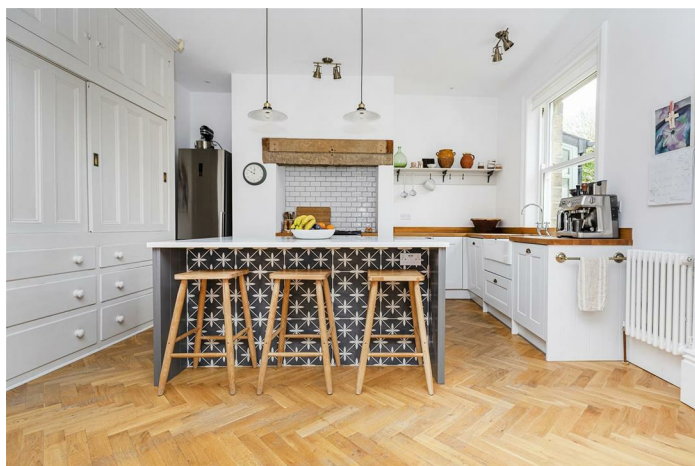
A feature door leads into the dining kitchen, which was part of the redesigning, upgrading and modernisation programme in 2017. Separate rooms were knocked through and a garden room was added to create a fabulous open-plan eating, living and entertaining space. For the purpose of this brochure, we will describe each area separately.

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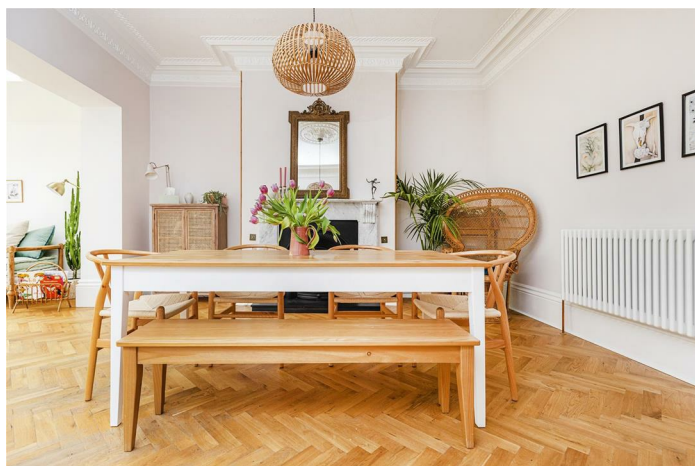


Kitchen Area



The kitchen is particularly light and bright and blends character and contemporary style, with the use of contrasting colours making a statement. There is an extensive range of units with Quartz and oak worktops, a Rangemaster Belfast style twin bowl sink with mixer tap. Set to the fireplace with an exposed stone mantle and brick style tiled splashback is a Rangemaster professional cooker with a five-ring gas hob and the usual ovens beneath. There is a flush filter hood and, to the left-hand side, space for a freestanding fridge freezer. Integrated appliances include a dishwasher. The focal point of the room is the superb floor-to-ceiling period storage with six individual drawers, sliding door recessed storage with shelving and high-level storage cupboards. There is a central island unit with contrasting colours and a large Quartz worktop which extends to create a breakfast bar with two ceiling light points above. The area has further ceiling light points and downlighting. Above the Belfast style sink is a sash window overlooking the garden and the room has oak herringbone patterned flooring and a radiator.

Dining Area



This large and superbly appointed area works well with the adjoining kitchen and garden room. It can easily accommodate a large dining table and has a marble fire surround with a raised hearth and open fire grate. There is a central ceiling rose, deep cornice coving, deep skirting boards and a particular feature, rarely found, is the internal bell system which has operational buttons on either side of the fireplace. There is a continuation of herringbone oak flooring and a radiator.

Garden Room Area



This superb addition to the home creates a light and bright everyday living space. The high ceiling incorporates four Velux windows and a three-panelled bi-fold door gives access out into the enclosed garden. There is also a radiator.

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First Floor Landing



From the entrance hallway, the staircase rises to the first floor landing, matching the width of the hallway beneath. It has a continuation of the spindle staircase with a handrail, which continues up to the top floor. The landing can easily accommodate further furniture and has ceiling roses, deep cornice coving, detailed door architraves and skirting boards.

Bedroom One



This large, well-appointed master bedroom is positioned at the front of the property. It has a high ceiling with deep cornice coving and a decorative ceiling rose. There is a superb engineered light oak flooring and a decorative cast iron fireplace with a tiled hearth. The room has shelved storage with hanging rails concealed by a curtain and can easily accommodate further furniture. There are two radiators and sash windows, maximising the natural lighting.

Bedroom Two



This large double bedroom is equally impressive and has matching engineered light oak flooring. It has a cast iron fire surround with an open grate and tiled hearth. There is floor-to-ceiling storage with a large drawer, cupboards with hanging rail and shelving and additional high-level storage cupboards. The room has a hand wash basin with a decorative tiled splashback, a ceiling rose and picture rail, deep skirting boards and two radiators.

Bedroom Five



This large single room is positioned at the front of the property and could accommodate a double bed if required. It has engineered light oak flooring, a sash window and a radiator.

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House Bathroom



The spacious house bathroom blends character and contemporary style and has a four-piece suite. The freestanding roll-top bath has claw and ball feet and a mixer tap incorporating a hand-held shower attachment. The wide rectangular Burlington hand wash basin has a towel rail beneath and there is a low-level WC. A walk-in shower cubicle has brick style tiling, an overhead waterfall style shower fitting and a glazed side screen. There is floor-to-ceiling storage incorporating space for appliances with plumbing for an automatic washing machine, above which could stand a condensing dryer, for example. The room has half height timber panelling and exposed flooring. The room enjoys a very pleasant dual aspect, with front and side double-glazed sash windows, two radiators and a central ceiling light point.

Top Floor Landing

From the landing, the staircase rises to the top floor landing, which is particularly light and bright with a large Velux window. It has spindle balustrading and the turned handrail from the staircase. There are deep skirting boards, detailed door architraves and a radiator. Access can be gained to handy storage within the eaves and a larger walk-in storage cupboard positioned at the front. The landing gives access to bedrooms four and five.

Bedroom Three



This large double bedroom has built-in storage with drawers, open shelving and wardrobes with hanging rails. There is access to storage within the eaves, ceiling LED downlighting and a rear Velux window. The room has two radiators and a connecting door to the Jack & Jill shower room, which can also be accessed from Bedroom Four.

Shower Room



The shower room has a corner quadrant shower cubicle with a brick style tiled interior and overhead waterfall style shower fitting. There is a wall-mounted wash hand basin with a timber display plinth above and a low-level WC with a concealed cistern. The room has herringbone style vinyl flooring, a skylight window and a radiator.

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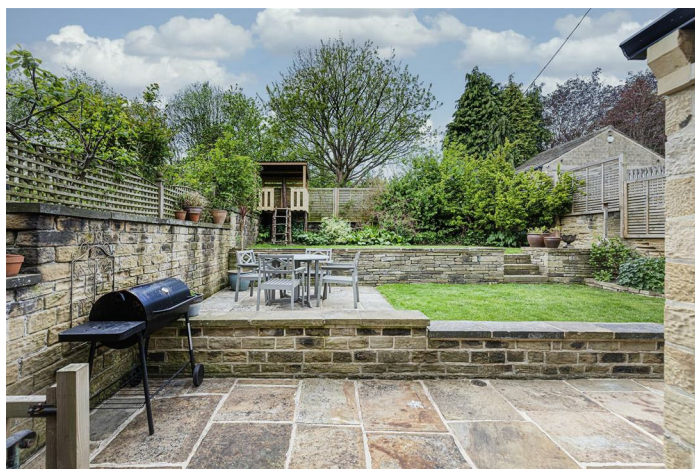
Bedroom Four

This double bedroom is a similar size to bedroom three and also has access to the Jack & Jill en suite shower room. It is positioned at the front of the property and has a Velux window and plenty of space for furniture. It could be used as a home office, for example. There is access to eaves storage, LED downlighting and two radiators.

Basement

The basement can be accessed from the entrance hallway via the secret door and a rear uPVC door from the rear garden, where steps lead down into the first basement room. This has two large stone slab keeping tables and a useful under stairs storage area. A timber lockable door gives access to what would have been the coal cellar and a larger cellar with an external uPVC door and window, which houses the boiler for the central heating system. This may well have been the original kitchen and has a large stone sink with water supply. It would make an ideal utility room.

External Details



The property enjoys a no-through-road position with a wooded aspect at the front. Two large stone gateposts bear the property's name "Snowden House" and give access to a wide stone flagged pathway with low-level walls on either side, stone tops and decorative scroll details. The steps widen on approaching the front door. The garden has perimeter walling with trellis style fencing and a lawned garden with mature beds and borders. On the right-hand side of the property is vehicular access to the garage, which is also utilised by the neighbouring properties to access their

garages and parking. Although now lapsed, our clients had Planning Approval for a stone built double garage. On the left-hand side of the garage is a gravel area, ideal for additional parking or for storage. The garden area beyond this gravel area extending up to the perimeter wall is also owned by our clients. The enclosed rear garden was part of the redesigning and modernisation programme and is enclosed by perimeter walling and fencing. It can be accessed via the bi-folding doors in the garden room. As mentioned, there is access down to the basement. There is a full-width York stone patio area and a feature stone sink. The landscaping of the garden has retained the stone to create different levels and a second York stone seating area with adjoining lawn and stone topped walls. An upper lawned garden has mature shrubs and a children's treehouse style feature.

Garage

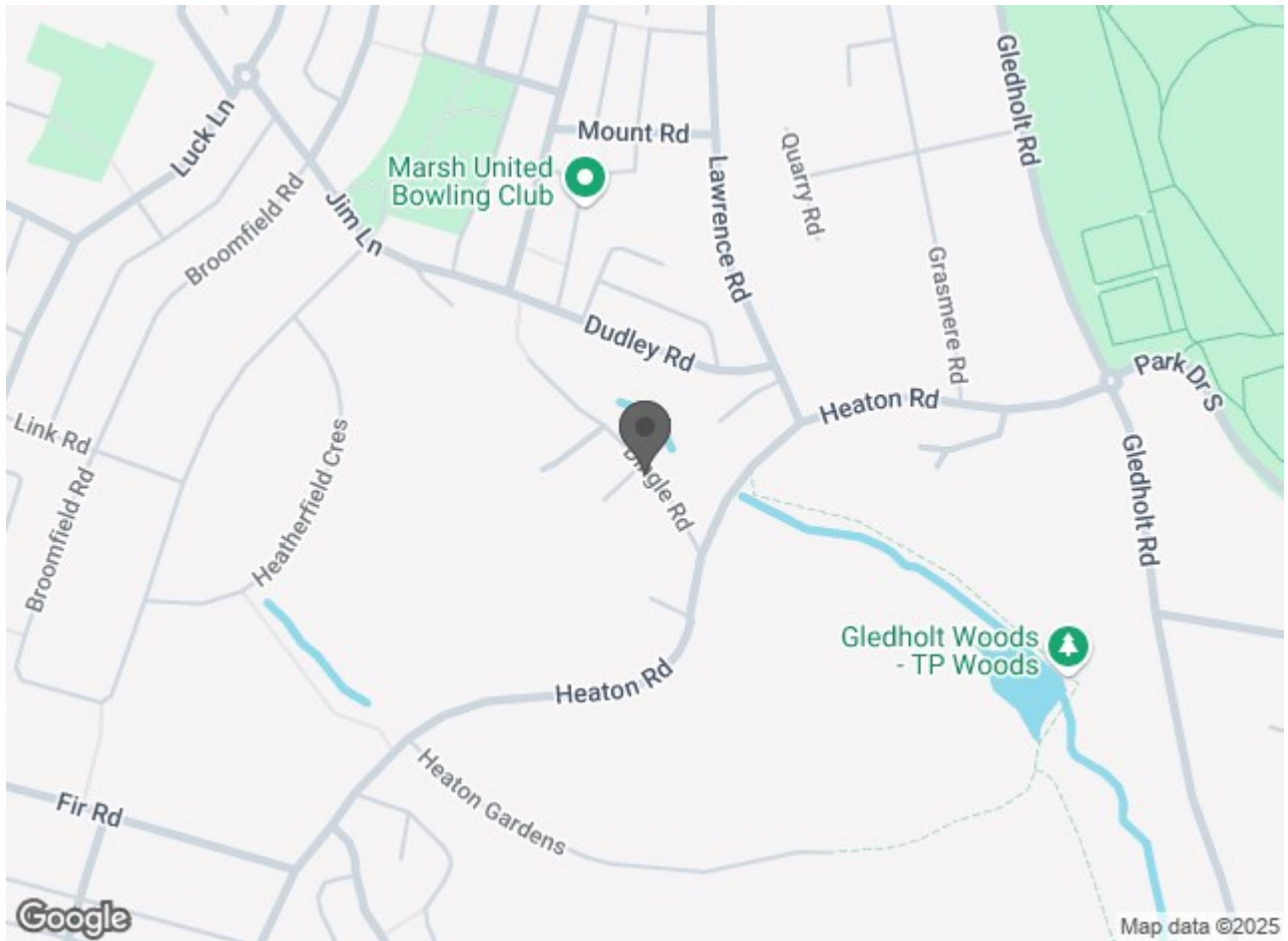
The current garage has timber doors, power and lighting.

Tenure

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

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Directions



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