

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



**Grasmere Road, Gledholt  
Huddersfield, West Yorkshire**

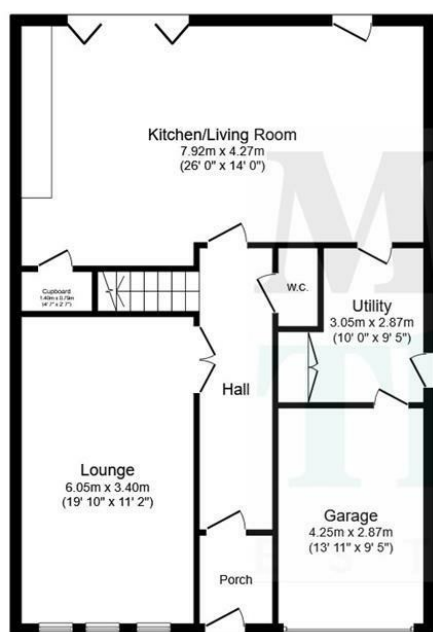
**Offers in the region of  
£600,000**

#### MARTIN THORNTON PLATINUM

Only by internal inspection can one appreciate the deceptively spacious nature of this five-bedroom stone built detached family home. The property is conveniently situated within a short distance of Greenhead Park, Lindley Village with its various bars and restaurants, and the M62 motorway network serving Leeds and Manchester. The contemporary interior comprises an entrance lobby into inner hallway, living room, cloakroom WC, open-plan living kitchen with bi-folding doors, utility and integral garage. On the first floor, there are three double bedrooms (the master with en suite bathroom and dressing room) and the family bathroom. Two further double bedrooms are located on the second floor with an adjoining Jack-and-Jill en suite. The property has a gas-fired central heating system, including under floor heating to the ground floor, uPVC double-glazing and an alarm system. Externally, there is ample parking, along with a lawned garden to the front. At the rear of the property, there is a private fenced lawned garden with an Indian slate patio and a pergola, currently home to a hot tub. Viewing is highly recommended.

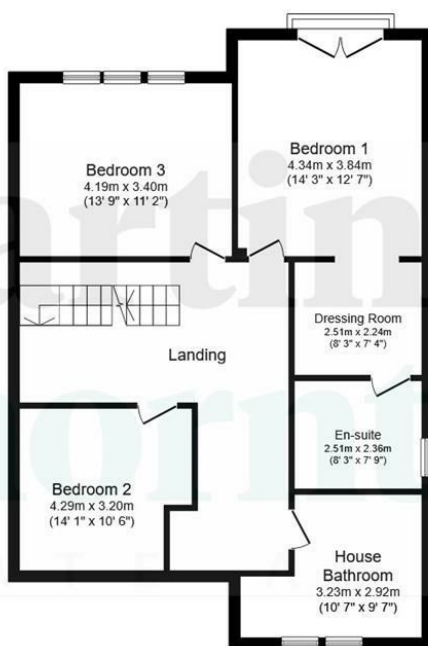
# Grasmere Road, Gledholt Huddersfield, West Yorkshire

## Floorplan



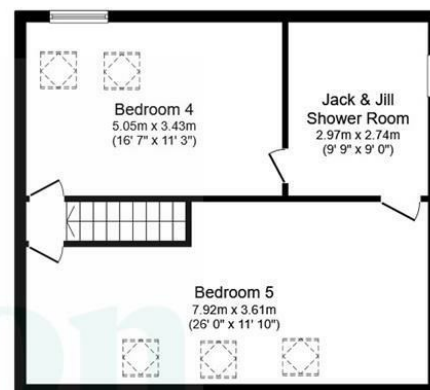
**Ground Floor**

Floor area 93.2 sq.m. (1,004 sq.ft.)



**First Floor**

Floor area 83.9 sq.m. (903 sq.ft.)



**Second Floor**

Floor area 56.6 sq.m. (609 sq.ft.)

Total floor area: 233.7 sq.m. (2,515 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)

# Grasmere Road, Gledholt Huddersfield, West Yorkshire

## Details



### Entrance Lobby

A composite style door with a double-glazed insert and matching side panel opens to the entrance lobby. This has a ceiling light point and an oak panelled door leading to the inner hallway. Oak panelled doors with brushed chrome door furniture can be found throughout the property.

### Inner Hallway



A staircase rises to the first floor and access can be gained to the following rooms:

### Living Room



This good-sized principal reception room is positioned at the front of the property. It has lots of natural light via three double-glazed windows, along with inset downlights to the ceiling, power points and a timber panelled wall, home to a TV.

### Living Kitchen



Acting as the hub of this lovely family home, the kitchen area has a range of modern wall and base cupboards, drawers and granite roll-edge worktops with matching upstands. Integrated appliances comprise a double oven incorporating a microwave, fridge freezer and dishwasher, along with a stainless steel sink unit with mixer tap. On an island unit is an integrated induction hob with ceiling mounted extractor fan. A set of uPVC French doors give access to the rear elevation. The room has oak flooring, which continues into the living area. This has a light and airy feel with two Velux windows to the ceiling and a set of bi-folding doors running across the rear elevation giving access to the patio and garden area. There is a media wall, home to an electric living flame style fire, along with mounting for a TV and inset downlights. An oak door gives access to an under stairs store cupboard.

It has a one-and-half bowl stainless steel sink unit.

# Grasmere Road, Gledholt Huddersfield, West Yorkshire

## Details



### Utility



The utility has a fitted storage cupboard and worktop, plumbing for an automatic washing machine and an inset sink unit with mixer tap. The room has further fitted cupboards to the alcove and an extractor fan. A uPVC door gives access to the side elevation.

### Cloakroom WC



The modern white suite comprises a vanity hand basin with high-gloss storage cupboards beneath and a low-level WC with concealed cistern. There are tiled splashbacks, inset downlights to the ceiling, an extractor fan and oak flooring.

### Integral Garage

The garage has an electrically operated up-and-over roller door, power and lighting. This area is home to the Baxi central heating boiler.

### First Floor Landing



From the entrance hall, a staircase rises to the first floor landing. There is a uPVC double-glazed window to the side elevation and access can be gained to the following rooms:

### Bedroom One



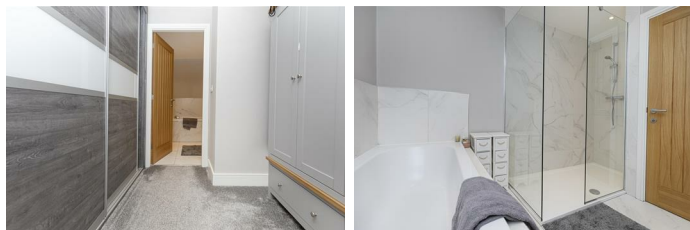
This good-sized master bedroom has a Juliette style balcony with uPVC French doors, a stainless steel handrail and a glass panel beneath overlooking the rear garden. There is a ceiling light point, power points and a radiator. An opening leads into the dressing area, which has wall-length fitted wardrobes, along with inset downlights to the ceiling and an oak door leading to the en suite.

# Grasmere Road, Gledholt Huddersfield, West Yorkshire

## Details



### En Suite



The high quality suite comprises a panelled bath with overlying mixer tap, a walk-in shower cubicle, home to a mains fed shower, a vanity hand basin with high-gloss storage cupboards beneath and a low-level WC. The walls are predominantly tiled with a contrasting tiled floor. There are inset downlights to the ceiling, an extractor fan and a wall-mounted chrome ladder style heated towel rail.

### Bedroom Two



This double bedroom is positioned at the rear of the property and is currently utilised as a home office. It has uPVC double-glazed windows, a ceiling light point, power points and a radiator.

### Bedroom Three



This double bedroom is positioned at the front of the property and has three uPVC double-glazed windows overlooking the garden. It has built-in wardrobes, a ceiling light point, a TV aerial point and a radiator.

### House Bathroom



The modern white suite comprises a sunken panelled bath with a mixer tap and tiled surround, a walk-in double shower cubicle, home to a Bristan mains fed shower, a vanity hand basin with high-gloss storage cupboards beneath and a low-level WC with concealed cistern. The walls are predominantly tiled with a contrasting tiled floor. There are inset downlights to the ceiling, a shaver point, an extractor fan and a wall-mounted chrome ladder style heated towel rail. Additional light comes from the front elevation via two uPVC double-glazed windows.

# Grasmere Road, Gledholt Huddersfield, West Yorkshire

## Details



### Second Floor

From the landing, a staircase rises to the second floor. There are two good-sized rooms, open to a multitude of uses, currently utilised as a store room and a guest bedroom.

### Guest Bedroom Four



This double bedroom has lots of light via two Velux windows and a large uPVC window overlooking the rear garden. There are power points, a ceiling light point and a radiator. A sliding oak door gives access to the Jack-and-Jill en suite.

### Jack-and-Jill En Suite



This most useful shower area utilises access from both top floor bedrooms. It has a walk-in shower area, home to a mains fed shower, a vanity hand basin with high-gloss cupboard beneath and a low-level WC concealed cistern. The walls are part tiled with a contrasting tiled floor. There

are inset downlights to the ceiling, a shaver point, an extractor fan and a wall-mounted chrome ladder style heated towel rail. A sliding oak door gives access to bedroom three.

### Bedroom Five



As mentioned, this room is currently utilised as a store room. It is of a particularly good sized and could be used as bedroom five. It has a Velux window, power points, a ceiling light point, inset downlights and a radiator. There is access to useful under eaves storage.

### External Details



There is a lawned garden at the front of the property and a tarmac driveway provides ample parking and access to the integral garage. At the rear of the property, there is an enclosed, landscaped garden with a lawn, an Indian slate

# Grasmere Road, Gledholt Huddersfield, West Yorkshire

## Details



patio and a paved pathway. The garden has a pergola with a further sitting area and patio, currently home to a hot tub.

### Tenure

The vendor informs us that the property is freehold.

# Grasmere Road, Gledholt Huddersfield, West Yorkshire

Directions

