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Grasmere Road, Gledholt Huddersfield,

**Offers in the region of
£375,000**

This spacious period four-bedroom home is located a short distance from Greenhead Park, the town centre and the train station. It has accommodation on three levels, as well as useful cellars, and is situated on a pleasant tree-lined road. The property retains a characterful interior with high ceilings and detailed internal joinery. The accommodation comprises a superb entrance hallway with a beautiful spindle staircase, a large living room with a bay window, an open plan kitchen diner with French doors and a conservatory. There are useful cellars, one of which is a utility room. On the first floor, there are three bedrooms and a bathroom. The top floor houses a bedroom and a sitting area, which could potentially be a fifth bedroom and has a connecting door through to bedroom four with its en suite. This would be a perfect area for a teenager. The property benefits from a gas-fired central heating system and double-glazing. Externally, there are front and rear lawned gardens and parking is informal on the road. An inspection is encouraged to appreciate the position, amount of accommodation and potential on offer.

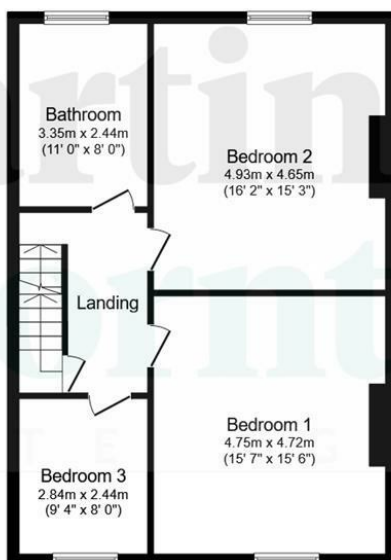
Grasmere Road, Gledholt Huddersfield,

Floorplan



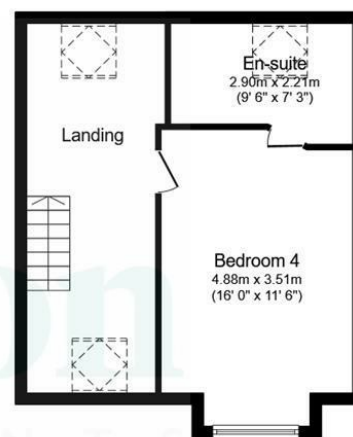
Ground Floor

Floor area 77.1 sq.m. (830 sq.ft.)



First Floor

Floor area 65.0 sq.m. (700 sq.ft.)



Second Floor

Floor area 41.5 sq.m. (446 sq.ft.)

Total floor area: 183.6 sq.m. (1,976 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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Entrance Hallway

An external uPVC door with opaque glazed panels gives access into the hallway. This certainly has the wow factor with a fabulous high ceiling, deep cornice coving and picture rail, above which is decorative frieze plasterwork. There is a dado rail, beneath which is Lincrusta wallpaper. The mosaic tiled floor with an inset matwell is certainly a talking point. A turned spindle staircase rises to the first floor. There is a radiator and a door leading into the living room.



Living Room

This large formal reception room is positioned at the front of the property and has a wonderful high ceiling, decorative frieze work, deep cornice coving, picture rail and deep skirting boards. There is a large walk-in bay window with uPVC glazing overlooking the front garden. To the broad chimney breast, there is a fire surround with a tiled insert and hearth and bevelled mirror, home to a coal effect gas fire. There is also a radiator.



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Dining Kitchen

The open-plan dining kitchen runs the full width of the property and creates a sociable eating and entertaining space. It was two separate rooms and retains two doors from the hallway. The kitchen section has wall cupboards and base units with working surfaces, under unit lighting, and a one-and-a-half bowl stainless sink. Integrated appliances include a four-ring gas hob with a Bosch canopy style filter hood above, Bosch oven and grill, fridge and freezer. The dining area has a wide chimney breast with a timber fire surround with a marble finish inlay and hearth, home to a coal effect gas fire. The room has a high ceiling with decorative frieze work, a picture rail, cornice style coving and a radiator. French doors lead through to the conservatory.



Conservatory

Positioned to the rear and overlooking the garden, the conservatory could be utilised as an additional dining space. It has uPVC glazing and French doors providing access to the garden.



Cellar

Steps lead down to the cellar, which has a keeping table and is home to the boiler for the central heating system. There is an additional small cellar. The larger room is utilised as a utility and has a Belfast style sink unit with hot and cold water, plumbing for an automatic washer and space for additional appliances. An external timber and glazed door gives access to steps up to the rear garden.

First Floor Landing

From the entrance hallway, a staircase leads to the first floor landing. There is a spindle balustrade, Lincrusta panelling beneath the dado rail and deep skirting boards. A staircase leads up to the top floor bedroom and there is a radiator.

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Bedroom One

This large double bedroom is positioned at the front of the property and has a high ceiling and deep cornice coving. There is plenty of space for furniture, a decorative fire surround and a radiator.



Bedroom Two

This large double bedroom is positioned at the rear of the property and has been re-decorated and re-carpeted in more recent times. It has a decorative fire surround with a cast iron grate and a uPVC window overlooking the garden. There is deep cornice coving, a picture rail, deep skirting boards and a radiator.



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Bedroom Three

This good-sized single bedroom is positioned at the front of the property and has a picture rail, a uPVC window and a radiator.



House Bathroom

The bathroom has a four-piece suite comprising a cast iron bath, a pedestal hand basin with a tiled splashback, a low-level WC and a shower cubicle with a tiled interior and a wall-mounted shower fitting. There is a uPVC rear window and a radiator.



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Top Floor Bedroom Four

From the first floor landing, a staircase rises to the top floor, which is divided into two rooms. The larger room is bedroom four, which has a uPVC window to the front elevation, plenty of space for furniture and a radiator. This bedroom has the advantage of an en suite shower room.



En Suite Shower Room

This room has a corner shower cubicle with a tiled interior, a pedestal hand basin and a low-level WC. There is a rear Velux window.



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Potential Fifth Bedroom

Between bedroom four and a sitting area is a partition wall with a door. This versatile room could be utilised as a sitting area or made into a fifth bedroom. It has Velux windows to either side and a radiator. The top floor itself would make a perfect teenage area, with a bedroom and the adjoining sitting/gaming area. Alternatively, the partition wall could be removed to create one large bedroom with the wow factor. This room also has a decorative cast iron fireplace and a radiator.



External Details

In front of the house, there is a low-level perimeter stone wall with heavy stone gateposts and a gate, leading to a wide pathway. There is a level lawned garden with mature beds and borders. At the rear, the garden has perimeter walling and hedging. There is a paved seating area, a shaped level lawn and mature beds, with a mature apple tree in the far corner.



Tenure

The vendor has informed us that the property is Leasehold and we await further information.

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Directions

