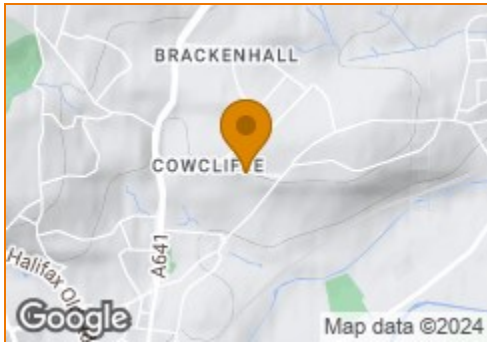


# BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

**Lower Ground Floor**

**Ground Floor**

**First Floor**

For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**Ashbrow Road, Huddersfield**



**27 Ashbrow Road**  
Ashbrow, Huddersfield, HD2 1DF

**Offers Around £275,000**



**Viewing**

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



- CHARTERED SURVEYORS
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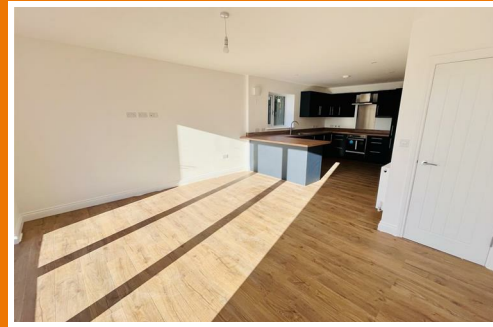
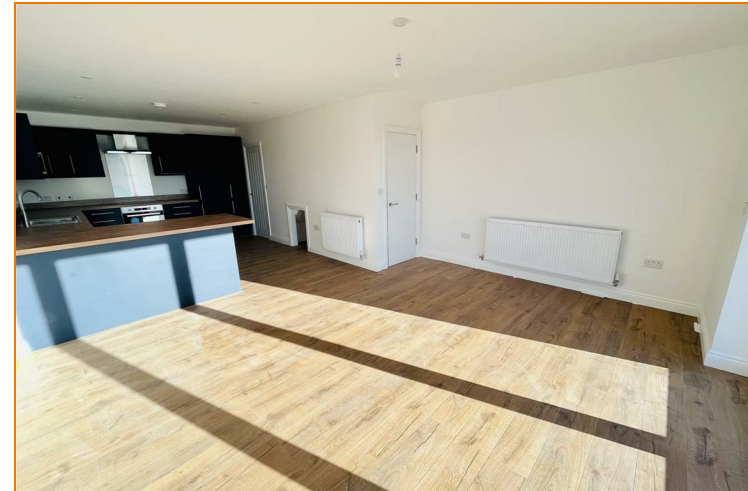
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# 27 Ashbrow Road

Ashbrow, Huddersfield, HD2 1DF

## Offers Around £275,000



\*\*\*\*\* PANORAMIC VIEWS \*\*\*\*\* EXTENSIVE LANDSCAPED GARDEN \*\*\*\*\* SUPERB DESIGN \*\*\*\*\* EXCELLENT BASE FOR M62, THE TOWN CENTRE & DAY TO DAY AMENITIES \*\*\*\*\* VERSATILE AND SPACIOUS \*\*\*\*\* SOCIAL LIVING/DINING KITCHEN WITH BI-FOLDS \*\*\*\*\* VIEWING ADVISED \*\*\*\*\*

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

15'6" x 6'2", min

Accessed via a composite double glazed door with privacy glass inset and with a matching tall window light, also featuring privacy glass. There is a staircase rising to the first floor and another descending to the lower ground floor.

##### STUDY/BED 4

9'6" x 8'6"

A versatile room which we feel would lend itself to a home working space or as a bedroom. There is a uPVC double glazed window positioned to the front elevation and a central heating radiator plus media connectivity.

##### CLOAKROOM/WC

6'7" x 3'4"

Fitted with a contemporary two piece suite comprising half pedestal hand wash basin with black graphite coloured mixer tap and waste fitment, low flush wc with matching push button flush, black heated towel rail and contemporary part tiled splashbacks and matching tiled floor. Extraction and spotlights.

##### BEDROOM ONE, MASTER

13'1", 17'7" x 11'3" max

Boasting stunning far reaching town-scape views towards Castle Hill, this light and generous sized room takes in excellent levels of natural light via the uPVC double glazed picture window and Juliet balcony. There is a number of plug sockets with USB connectivity along with provision for a wall mounted television, a central heating radiator and access to the en suite shower room.

##### EN SUITE SHOWER ROOM

6'7" x 4'9"

Featuring a quadrant shower cubicle with graphite sanitaryware including hand held shower attachment and main rainfall shower head, vanity hand wash basin with graphite mixer tap and matching push button plug, low flush wc. with contrasting black push button flush, heated towel rail, complementary part tiled walls and floor, uPVC double glazed window with privacy glass inset, extraction and spotlights.

##### LOWER GROUND FLOOR

At the bottom of the stairs down to the lower ground floor are useful cupboard storage areas where the boiler and waste pump will be found.

##### LIVING/DINING KITCHEN

26'8" x 14'10" max

A wonderful open plan living, dining and kitchen arrangement which features the aforementioned views from the bi-folding doors positioned to the rear elevation which allow easy passage to the landscaped rear garden. The living area is provided with an abundance of sockets and provision for media connectivity. There are two central heating radiators, one fitted in the living area and one in the kitchen. The kitchen itself is fitted with a range of base and wall units in a complementary royal blue colour scheme with stainless steel bar handle trims and oak butchers block style

worktops and matching splashbacks. The kitchen is further equipped with a range of integrated appliances including fridge and freezer, four ring electric Candy hob and matching oven beneath with a Cook and Lewis stainless steel extraction unit over the hob and stainless steel splashback behind. There is also an integrated dishwasher, a stainless steel inset sink and drainer with mixer tap, a uPVC double glazed window positioned to the gable end, additional extraction unit, ambient spotlighting, cutlery and pan drawers, corner cupboards. There is base level cupboard storage beneath the staircase and a second larger storage cupboard, also beneath the stairs.

### FIRST FLOOR

#### BEDROOM TWO, front

14'10" max 11'4" average x 10'1"

Another generous sized bedroom with two uPVC double glazed windows positioned to the front elevation. A central heating radiator, provision for a wall mounted television and an array of sockets and switches including those with USB charging points.

#### BEDROOM THREE

14'9" x 10'10" average or 12'7" max

Also enjoying excellent levels of natural light via the two Velux roof lights positioned to the rear roof slope. Central heating radiator and provision for a wall mounted television along with the aforementioned bedside sockets with USB charging points.

#### FAMILY BATHROOM

7'0" x 6'6"

Fitted with a white three piece suite comprising half pedestal hand wash basin, low flush wc and panel bath with mixer tap and hand held shower attachment over. The sanitaryware is the carbon colour scheme mixer taps and matching heated towel rail, complementary part tiled walls and floor, uPVC double glazed window with privacy glass inset, extraction unit, spotlights.

### OUTSIDE

To the front is a double width driveway providing off road parking with stone flagged pathways leading to a short flight of steps descending down to the front door and leading to the path and industrial style steel steps which descend to the landscaped rear garden. Also to the front of the property is a bin/bike store and an EV charging point. To the rear is a well presented, landscaped garden which includes an elevated stone flagged patio seating terrace from which the far reaching views can be enjoyed. Pathways, planted pockets and beds and secure boundaries.

### TENURE

To be offered on a freehold basis.

### VIEWING ARRANGEMENTS

View by appointment through Boultons. Please call the office on 01484 515029

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.