

# BOULTONS

Terrain Map



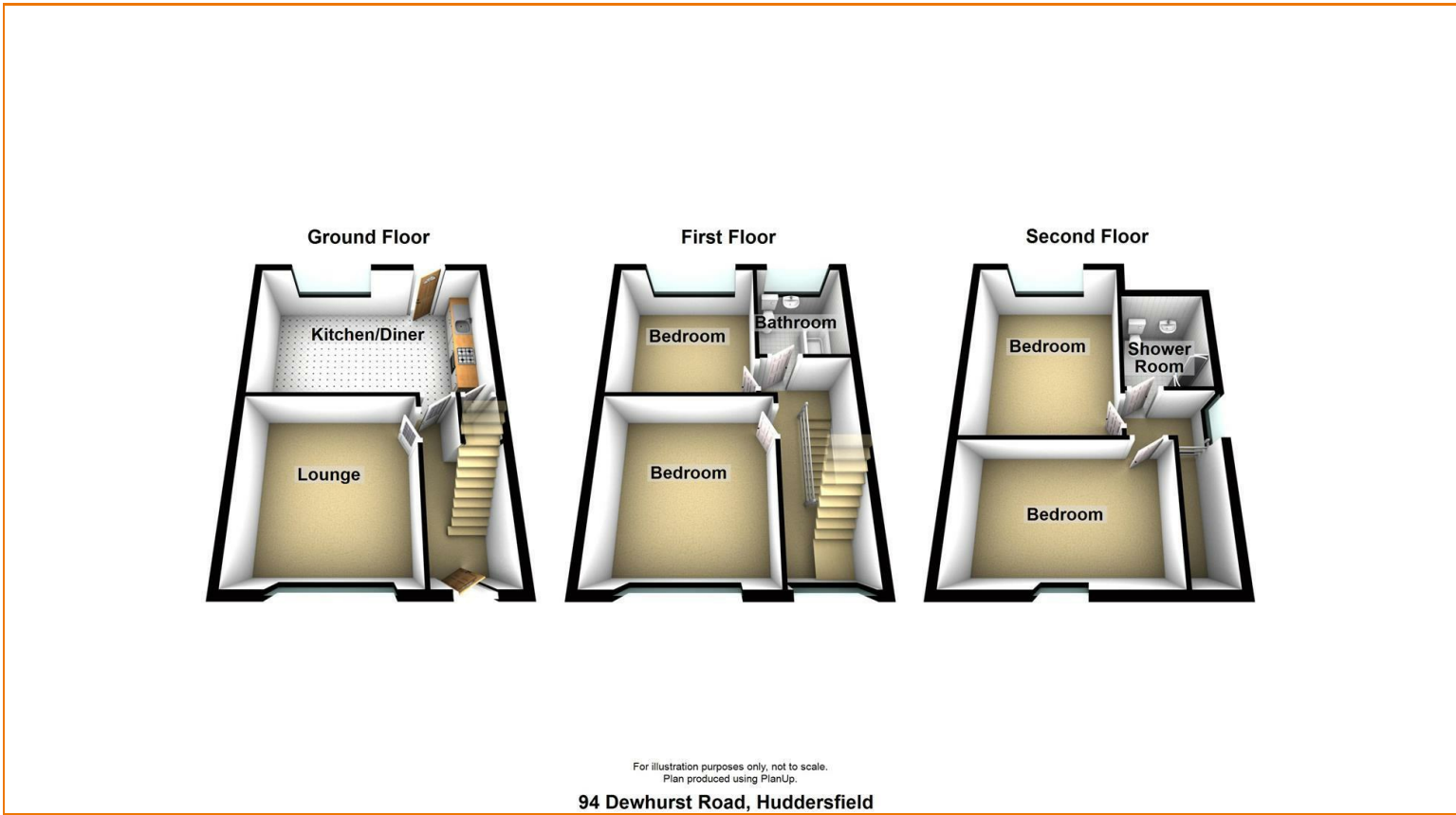
Hybrid Map



Terrain Map



Floor Plan



Marketed from the rear

## Dewhurst Road

Fartown, Huddersfield, HD2 1BN

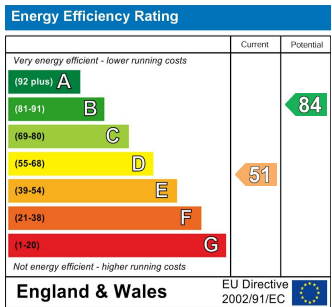
Offers Around £169,995



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



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS





# Dewhurst Road

Fartown, Huddersfield, HD2 1BN

Offers Around £169,995



\*\*\*\* NO UPPER CHAIN \*\*\*\* 4 BEDROOMS + 2 RECEPTIONS \*\*\*\* DOUBLE GARAGE \*\*\*\*

This spacious 4 bedroom, stone fronted, family home has been remodelled from its original design and is set out over three floors (plus cellars). The property is well presented in the main with some minor areas for cosmetic improvements, is well located in a popular and convenient residential district near to daily amenities, major supermarkets and is within easy reach of the town center and the M62 motorway network. Upon inspection you will find a reception hall, a comfortable lounge, a generous living/dining kitchen, useful keeping cellars, two double bedrooms on the first floor, a house/family bathroom and then two more bedrooms and a shower room on the second floor. Outside there are low maintenance gardens to the front and rear plus a double garage at the rear. As you would expect to find, there is a gas fired central heating system and sealed unit double glazing.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

11'8" x 5'5"

Accessed via a uPVC double glazed door which features leaded and stained glass inset details a tulip design. There is a laminate floor covering in an oak style, a central heating radiator, cloaks hanging and a feature staircase which has traditionally styled spindles, balustrade and newel post on display and which rises up to the first floor. Internal doors lead through to the lounge and dining kitchen.

#### LOUNGE

12'3" max into the alcove x 12'4"

Featuring the aforementioned laminate floor which is continued from the hall in to this generous and well presented reception room which boasts decorative coving,

a large uPVC double glazed picture window positioned to the front elevation, a central heating radiator and the focal point for the room is a coal effect gas fire within a marble surround, back and plinth.

#### DINING KITCHEN

18'0" max into the alcove or 16'4" to chimney brea

Open plan in design, this generous and comfortable room provides a practical solution for busy day to day life and features a range of base and wall units which are beech effect in design with stainless steel bar handle trim and have marble effect working surfaces which incorporate a one and a half bowl stainless steel inset sink unit with mixer tap and drainer. You will also find a five ring gas hob and the kitchen is further equipped with housing for an oven, plumbing for a washing machine and provision for an under-counter fridge or freezer. There are good levels of natural light due to the two uPVC double glazed windows positioned to the rear elevation. The laminate floor covering is continued from the reception hall into this area and positioned in each of the alcove are useful cupboard storage and display units either side of a coal effect gas fire within a marble surround and atop a marble hearth. You will find spotlights within the ceiling, provision for a wall mounted television on the chimney breast and tiles that surround the preparation areas and above. There is a central heating radiator and an internal door under the stairs descends to the lower ground floor keeping cellar. To the rear elevation is a uPVC double glazed door with privacy glass inset giving access to the rear garden (please note this is in the course of repair).

### LOWER GROUND FLOOR

#### KEEPING CELLAR

10'2" x 5'10"

Sectioned into two areas with power and light, a central heating radiator, fuse board and electricity meter.

### FIRST FLOOR

### LANDING

15'11" x 5'10"

With a staircase rising to the second floor, access to all the first floor rooms, laminate floor covering, central heating radiator and a uPVC double glazed window to the front elevation. The spindles and balustrade that are displayed on the the ground floor are continued up this landing and are shown here also. Cupboard storage is located under the stairs rising up to the second floor.

#### BEDROOM ONE, front

12'5" x 9'10" to the wardrobe doors

With a pair of double robes to each alcove with cupboard storage over, base level cupboard storage unit adjoining the chimney breast area, pitched pine in design and with a light oak effect laminate floor covering continued from the landing. Central heating radiator and a uPVC double glazed window positioned to the front elevation.

#### BEDROOM TWO, rear

11'0" x 9'1" to the wardrobe doors

With a range of fitted furniture in the form of a single and double robe positioned in each of the alcoves with cupboard storage over, also presented in a pine door fronted design. Central heating radiator, light oak laminate flooring and a uPVC double glazed window with views towards a semi wooded aspect beyond the immediate garden.

#### HOUSE BATHROOM

7'8" max x 6'9" max

A P-shaped bath with a mixer tap over, matching curved

splashscreen, pedestal hand wash basin with mixer tap and low flush wc. Complementary tiled walls and floor, central heating radiator, linen cupboard storage where the Worcester combination boiler will be found, uPVC double glazed window with privacy glass inset positioned to the rear elevation.

### SECOND FLOOR

#### BEDROOM THREE, rear

14'3" max x 11'0" max

A generous dormer style bedroom with eaves storage, laminate floor covering, central heating radiator and a uPVC double glazed dormer window to the rear elevation taking in the distant wooded aspect.

#### BEDROOM FOUR, front

12'11" to the chimney breast x 8'6" to the cupboar

With a skylight to the front roof slope, a central heating radiator and an array of base level cupboards along with a fitted single wardrobe with cupboard storage over, all in a pine design.

### OUTSIDE

To the front of the property is a blocked paved buffer garden and to the rear is a larger enclosed yard style garden and a large double garage which is accessed from a rear lane.

### TENURE

We understand that the property is a freehold arrangement. Details will be confirmed during the conveyancing process.

### COUNCIL TAX BAND A

