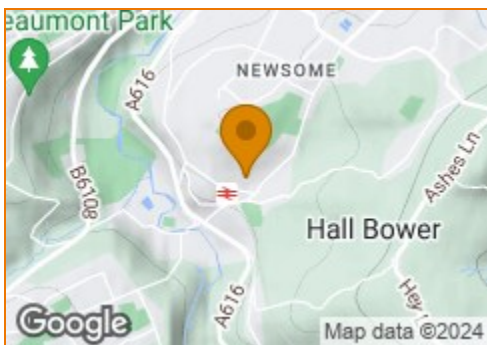


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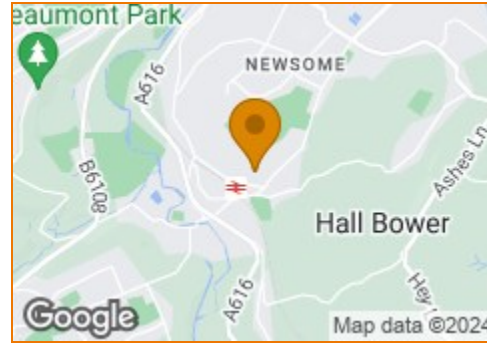
Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

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

38 Caldercliffe Road, Huddersfield



Caldercliffe Road

Berry Brow, Huddersfield, HD4 7PU

Offers Around £160,000



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			
England & Wales		EU Directive 2002/91/EC	

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Caldercliffe Road

Berry Brow, Huddersfield, HD4 7PU

Offers Around £160,000



This DELIGHTFUL 2 BED through terrace property is a perfect find for those seeking a "TURN KEY" home.

Boasting attractive and spacious accommodation which has been the subject of a comprehensive programme of modernisation and improvement by the current vendor during their ownership.

The house is superbly presented throughout, with modern fixtures and fittings plus some original features that add a touch of elegance. The pleasant rear outlook offers an attractive view over the local allotments, creating a peaceful atmosphere for relaxation in the enclosed rear garden after a long day.

Ideal for first-time buyers, this property provides a wonderful opportunity to step into the world of homeownership. Its proximity to the local primary school makes it a convenient choice for young families ensuring that the morning school run is just a stone's throw away.

Don't miss out on the chance to make this house your home sweet home in the heart of Berry Brow which has the countryside around Castle Hill on its doorstep, a local railway station nearby and easy access to the town center.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Accessed via a uPVC double glazed front door and having a tiled floor covering, a staircase rising to the first floor, central heating radiator and an internal door leading through to the lounge.

LOUNGE

14'1" x 11'1" max

A beautifully presented reception room, accessed via an attractive contemporary internal door (which you will find throughout the property), enjoying good levels of natural light via the large uPVC double glazed, wood grain effect picture window positioned to the front elevation and with leaded detail. The focal point for the room is an attractive raised decorative feature fireplace with a stone hearth positioned within the chimney breast and you will also find a central heating radiator.

DINING KITCHEN

14'1" x 7'10"

Fitted with a range of quality high-gloss wall and base units with complementary quartz working surfaces incorporating an inset stainless steel sink and mixer tap over, complementary part tiled splashbacks surround the preparation areas. The kitchen is further equipped with an integrated washing machine, four ring gas hob including wok burner and there is an integrated fridge freezer. In keeping with the décor you will also find a Nordic grey style laminate floor covering which continues through into the dining area. There is a central heating radiator and a uPVC double glazed window to the rear elevation overlooking the rear garden and a uPVC door allowing access to the exterior. A useful cupboard storage area is located underneath the stairs and concealed within one of the wall units is a Logic condenser combination boiler which, we are informed, can be operated remotely from your phone.

FIRST FLOOR

BEDROOM 1, front

14'5" max or 10'2" min x 10'9"

A generous, well presented master bedroom with a range

of fitted bedroom furniture comprising floor to ceiling triple door fronted robes with a mirrored sliding door section and incorporating a range of hanging and shelving within. There is a central heating radiator and to the front elevation is a uPVC double glazed, wood grain effect window with leaded detail. Worthy of note is the attractive, period decorative feature fireplace which has been enhanced by a contemporary royal blue colour scheme.

BEDROOM 2, rear

10'9" x 7'6"

Enjoying views over the allotments to the rear via the uPVC double glazed window in a wood grain style. There is a central heating radiator and, in keeping with the remainder of the property, is in good decorative order.

BATHROOM

7'6" x 6'2"

Very well fitted with a contemporary four piece suite comprising panel bath, quadrant shower cubicle, pedestal hand wash basin with mixer tap over and a low flush wc. There are attractive, tiled walls with contemporary contrasting blue detail, a heated towel rail, spotlights, mirror fronted medicine cupboard and a uPVC double glazed window with privacy glass inset.

OUTSIDE

There are gardens to the front and rear of the property. At the front is a low maintenance Mediterranean style with slate beds and to the rear is a predominantly lawned

garden and an outbuilding providing useful garden storage. Beyond the property to the rear there is an attractive outlook over the allotments.

COUNCIL TAX BAND A.

TENURE

We understand that the property is a freehold arrangement.

