

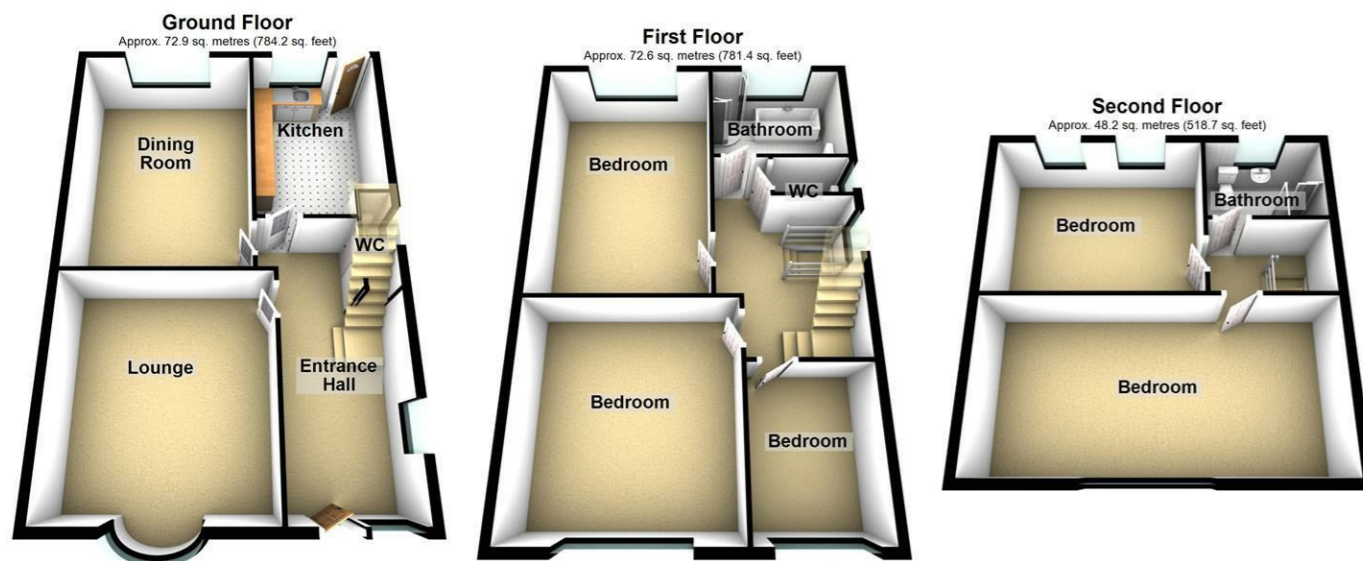
# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



63 Greenhead Road  
Huddersfield, HD1 4ER

Offers Around £374,950



Total area: approx. 193.6 sq. metres (2084.3 sq. feet)

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

63 Greenhead Road, Huddersfield



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Welcome to this attractive, stone built semi-detached home well located on Greenhead Road on the outskirts of town. This substantial period property boasts a delightful blend of modern comfort and traditional elegance, making it a perfect family home.

As you step inside, you are greeted by a traditional grand reception hall which is complimented by two spacious reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With five generously sized double bedrooms spread across three floors, there is plenty of room for the whole family to enjoy.

The property features two bathrooms, ensuring convenience and comfort for all residents. What truly sets this home apart is its retention of original features, adding character and charm to every corner.

Situated near the beautiful Greenhead Park, you'll have the perfect outdoor escape right at your doorstep. Additionally, the proximity to well-regarded schooling options makes this location ideal for families.

This property offers the best of both worlds. Don't miss the opportunity to make this lovely house your new home.

#### ACCOMMODATION

##### GROUND FLOOR

##### RECEPTION HALL

19'4" x 7'10"

With a feature staircase rising to the first floor with cupboard and cloaks storage beneath, with a central heating radiator and two double glazed windows to the front and side.

##### CLOAKROOM/WC

Fitted with a two piece suite comprising hand wash basin, low flush wc and housing the fuse board. There is a uPVC double glazed window with privacy glass inset.

##### LOUNGE

14'5" max x 19'0" max (bay)

The focal point for the room is an attractive living flame gas fire sitting within a marble surround with ambient lighting. There is a uPVC double glazed bay window positioned to the front elevation, a central heating radiator, period decorative coving and high level skirting boards, consistent with the age of the property.

##### DINING/SITTING ROOM

18'4" check x 12'9"

Also featuring an attractive living flame gas fire within a limestone style surround and atop a matching hearth. There is decorative coving, period picture rail, high skirting boards, two central heating radiators and positioned to the rear elevation are two floor to ceiling uPVC double glazed windows overlooking the garden.

##### KITCHEN

14'9" x 11'5"

Fitted with a range of modern wall and base units with complementary working surfaces which incorporate an inset sink unit. Integrated appliances include fridge/freezer, dishwasher, provision for a range style cooker and there is plumbing for a washing machine and provision for a drier. A Baxi combination boiler provides central heating and hot water for the ground floor and first floor of the property.

##### FIRST FLOOR

##### BEDROOM rear

18'8" x 11'1" to the robe

With a decorative period feature fireplace, period coving, two central heating radiators and a uPVC double glazed window positioned to the rear elevation.

##### BEDROOM, front

15'8" x 14'5" max into the alcove

Also displaying a decorative feature fireplace, coving, central heating radiator and a uPVC double glazed window to the front elevation.

##### BEDROOM, front

10'2" x 8'2"

With a uPVC double glazed window to the front elevation and a central heating radiator.

##### BATHROOM

9'6" x 7'6"

Fitted with a contemporary suite comprising steam/spa shower cubicle, double ended roll top bath with spa facility, push button flush Grohe wc and vanity hand wash basin. Of particular interest is the integrated television and heated tiled floor. There is a uPVC double glazed window with privacy glass. A heated towel radiator finishes off the bathroom amenities.

##### SEPARATE WC

Fitted with a low flush wc, tiled floor covering, central heating radiator and a uPVC double glazed window.

##### LANDING

9'10" x 16'0"

Having a staircase rising up to the second floor and the aforementioned period staircase descending to the ground floor.

##### SECOND FLOOR

This is a very versatile space that can be used for many different uses such as an annexe for teenagers or family members living together. Currently both used as bedroom space, they could be utilised as lounge and bedroom with the amenities of having a shower room available on the same level.

##### ATTIC, rear

15'1" max x 11'1"

Enjoying views towards Castle Hill via the skylight positioned to the rear roof slope, period feature fireplace to the chimney breast, useful eaves storage cupboard, central heating radiator and a period hand wash basin.

##### ATTIC, front

23'3" x 10'9"

With a traditional timber framed single glazed dormer style window to the front roof slope, two central heating radiators and a uPVC double glazed window to the gable end. Useful eaves storage areas to the front section. Wall mounted Potterton combination boiler which serves the top floor only.

##### SHOWER ROOM

This modern room is equipped with a double shower enclosure with electric shower, push button wc, hand wash basin and heated quartz tiled floor. There is also a UPVC double glazed skylight.

##### OUTSIDE

To the front of the property is a double width driveway providing off-road parking with external double plug sockets fitted. There is a generous, family sized garden to the rear with patio seating area, external double plug socket, outside tap, lower lawned section and a useful outbuilding providing additional garden storage. The property is further enhanced by a CCTV and alarm system

##### COUNCIL TAX BAND D

##### TENURE

The property is offered on a freehold basis alongside the leasehold title which was consolidated in 2004 by the current vendors.

