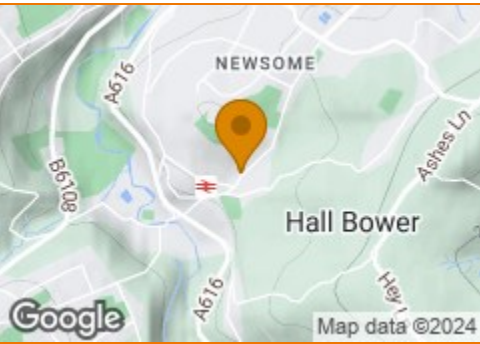


# BOULTONS

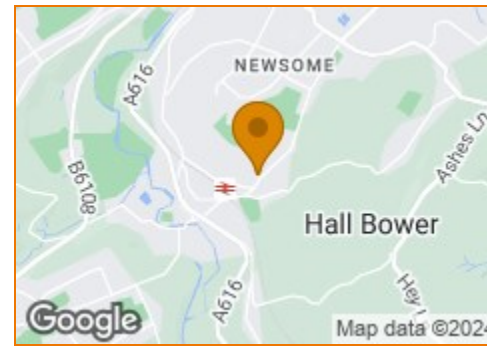
Terrain Map



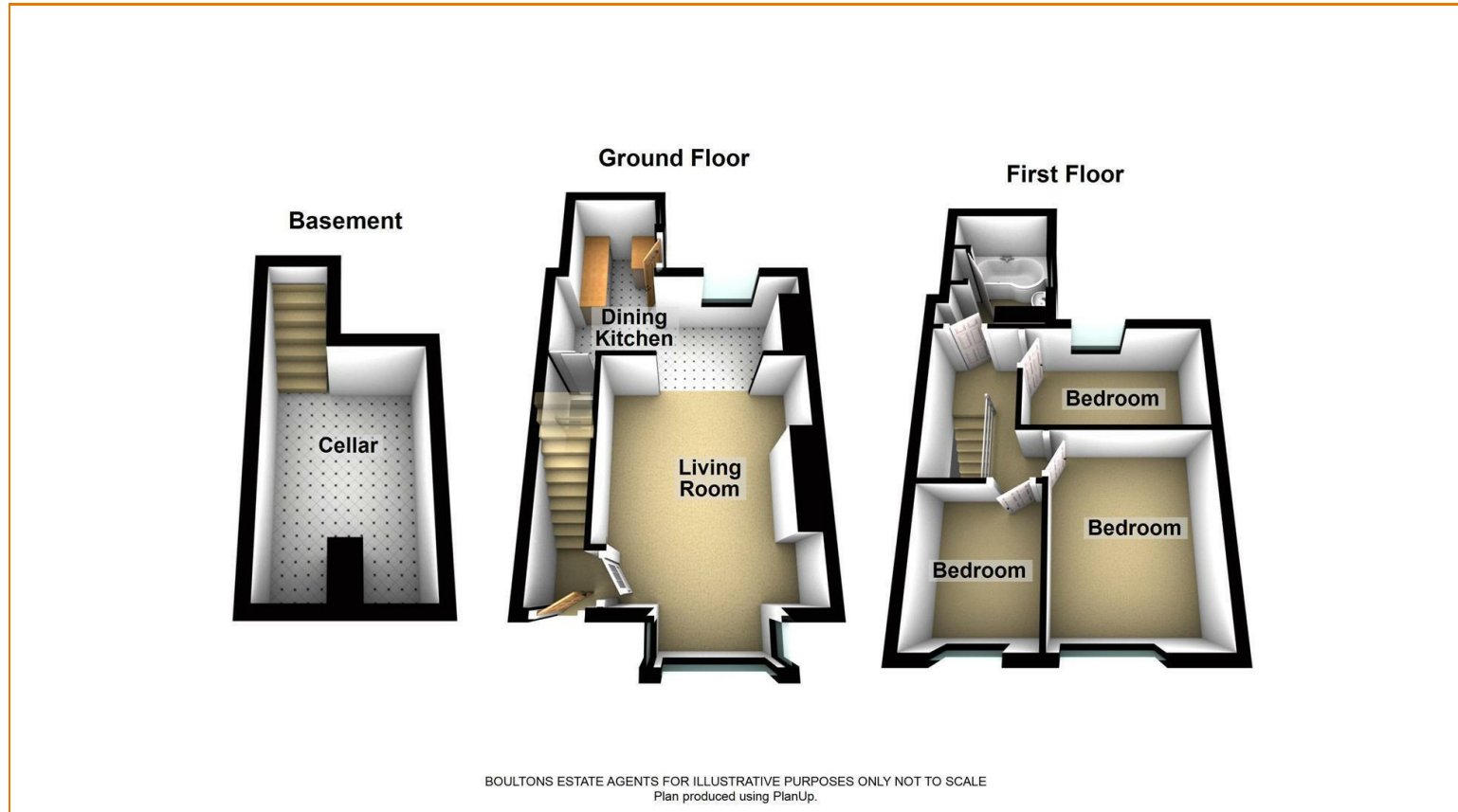
Hybrid Map



Terrain Map



Floor Plan



## Caldercliffe Road

Berry brow, Huddersfield, HD4 7PU

Offers Around £175,000



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 £175,000



A CHARMING & SPACIOUS mid-terrace house that extends over the passage, stone built and offering a perfect blend of character and comfort.

The generous living arrangements include a bay fronted living room, ideal for relaxing with family or if you're entertaining guests there's a dining room, semi open-plan, adjacent to the fitted kitchen. For storage there is a most useful keeping cellar and on the first floor are three bedrooms, providing ample space for a growing family or for those in need of a home office. The modern bathroom boasts a three piece white suite with a shower over the bath.

The charm of this property is evident in its architecture, but its location is sure to please with an excellent balance of greenery and accessibility to local amenities along with bus and train links on your doorstep. Whether you enjoy a peaceful evening in the enclosed rear garden or a stroll in the countryside surrounding Castle Hill, Caldercliffe Road has something for everyone.

Don't miss the opportunity to make this house your home and experience the warmth and character it has to offer. Book a viewing today.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY 3'11" x 5'10"

Accessed via a composite front door, central heating radiator and a staircase rising to the first floor. An internal door leads through to the lounge.

#### LOUNGE

16'9" (max) x 12'9"

For focal point for the room is an attractive feature fireplace with a multi fuel stove sat atop a stone hearth and with a natural timber mantle over. The room enjoys excellent levels of natural light via the uPVC double glazed bay window positioned to the front elevation. Period features include decorative coving, picture rail and frieze. There is also a central heating radiator and an archway leading through to the dining room.

#### DINING ROOM

14'7" x 7'10"

Adjacent to the kitchen and positioned to the rear of the property with a vertical designer radiator and a traditional central heating radiator.

#### KITCHEN

10'0" x 6'0"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a four ring gas hob and stainless steel sink unit with mixer tap. The kitchen is further equipped with a fitted oven, overhead extraction and plumbing for a washing machine and dishwasher. Part tiled splashbacks surround the preparation areas and there is also provision for a fridge/freezer. A side/rear door provides passage to the rear garden and there is a uPVC double glazed window also overlooking the garden.

#### CELLAR

7'3" x 16'0"

Providing useful storage space with power, light and a uPVC double glazed window.

### FIRST FLOOR

#### LANDING

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal), central heating radiator and spindles and balustrade on display. There is a continuation of lincrusta panelling and a dado rail.

#### BEDROOM 1

12'7" x 10'0"

With a uPVC double glazed picture window to the front elevation with an attractive outlook over the surrounding area. There is a range of fitted bedroom furniture which provides a range of hanging and shelving, central heating radiator and, in keeping with the remainder of the property, this room is in good decorative order.

#### BEDROOM 2

12'9" x 8'0"

To the rear of the property with an attractive outlook over fields, there is a central heating radiator, alcove hanging area and a uPVC double glazed window.

#### BEDROOM 3

7'4" x 9'1"

Enjoying the aforementioned aspect towards Holme Moss and surrounding area via the uPVC double glazed window, central heating radiator.

#### BATHROOM

7'10" x 5'10"

Fitted with a modern, white three piece suite comprising a low flush wc, pedestal hand wash basin and panel bath

with shower over and matching curved splashscreen. There is a heated towel rail and a uPVC double glazed window with privacy glass inset. There are attractive part tiled splashbacks and concealed within a useful linen cupboard is the combination boiler

#### OUTSIDE

There are gardens to the front and rear of the property with that to the front being elevated, low maintenance with a slate bed finish behind secure wrought iron railings and gate and steps leading up the front door. To the rear is a larger, enclosed block paved garden, also low maintenance, with a good degree of privacy with useful garden storage which has power and light.

#### TENURE

A long leasehold arrangement of 999 years from March 1889. Rent £1.4s.2d. (£1.21 per annum) With Estates & Management. Further details will be confirmed during the conveyancing process.

#### COUNCIL TAX

BAND A.

