

BOULTONS

Terrain Map



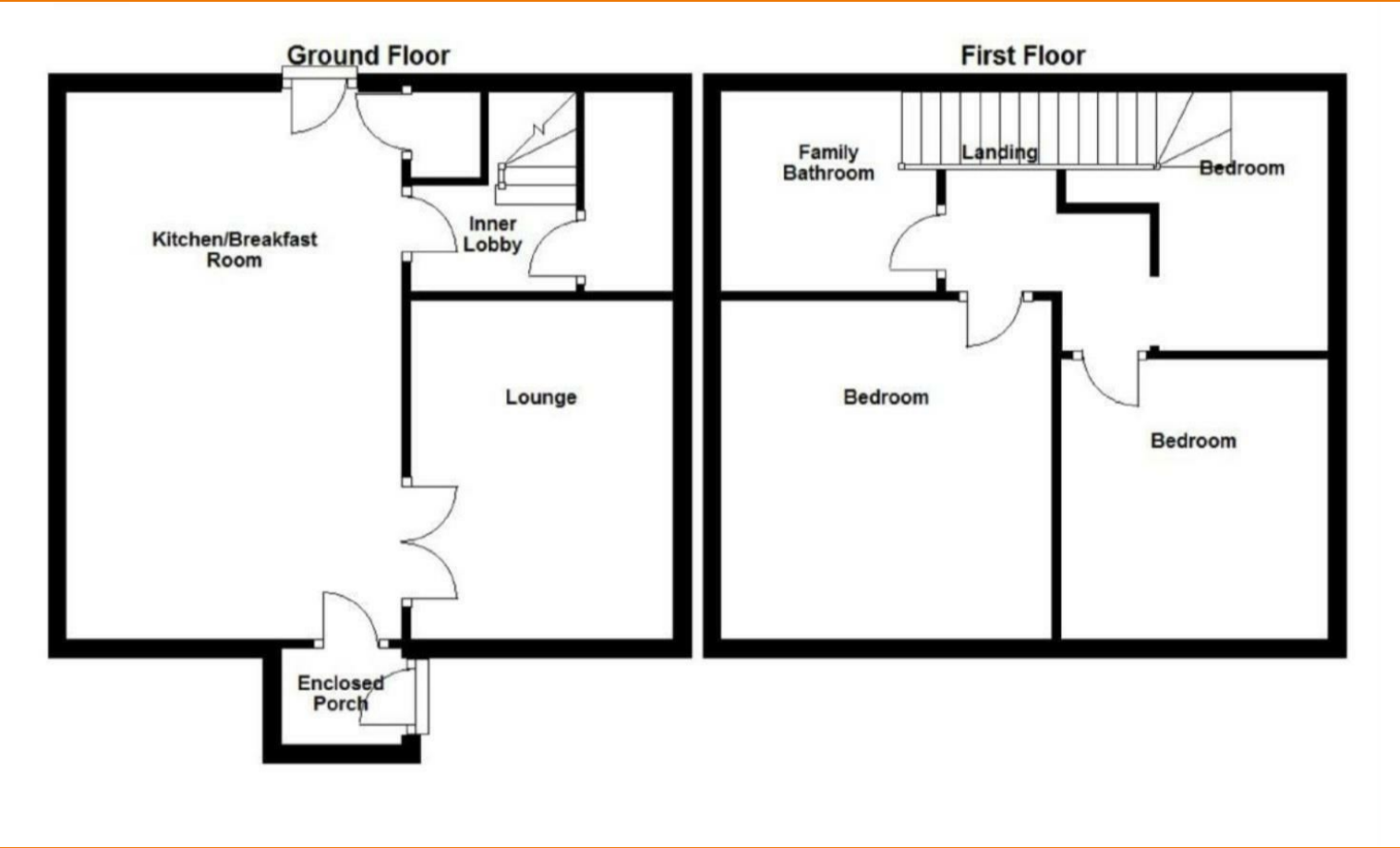
Hybrid Map



Terrain Map



Floor Plan



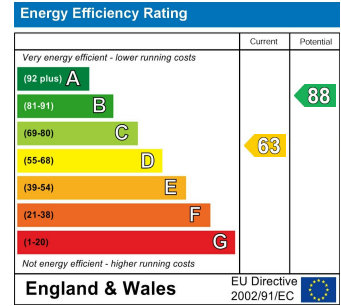
Ashbrow Road

Ashbrow, Huddersfield, HD2 1DG

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



Offers Around £160,000



- CHARTERED SURVEYORS
- AUCTIONEERS
- ESTATE AGENTS
- VALUERS
- LETTING AND MANAGEMENT SPECIALISTS

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

Ashbrow Road

Ashbrow, Huddersfield, HD2 1DG

Offers Around £160,000



A lovely blend of stylish presentation and tradition period appeal on offer here for this 3 bedroom stone-built, double fronted through terrace that has been recently upgraded to offer spacious, well presented and well appointed accommodation well worthy of inspection.

Conveniently situated, this property offers easy access to all amenities, Huddersfield & Brighouse town centres along with easy access to the M62 motorway network. Additionally, the generous and pleasant rear garden provides an attractive area where you can unwind or entertain guests, complete with off-road parking.

In conclusion, this property on Ashbrow Road is truly a gem that warrants inspection. Don't miss out on the opportunity to make this house your home and book a viewing today.

ACCOMMODATION

GROUND FLOOR

PORCH

3'4" x 2'9"

Accessed via a contemporary composite front door and having a uPVC double glazed window positioned to the side elevation, wood effect tile flooring and matching window sill. An internal uPVC double glazed door gives access into the living/dining kitchen.

LIVING/DINING KITCHEN

19'7" x 12'7" max

A light bright and social space with uPVC double glazed windows positioned to the front and rear elevations, fitted with a range of base and wall units with light oak effect working surfaces which incorporate a stainless steel inset sink and drainer with mixer tap over. There is provision for a gas Range-style cooker and space for a tallboy fridge/freezer, plumbing or a washing machine, breakfast bar, two central heating radiators and tiled splashbacks surrounding the preparation and cooking areas. To match the worktops there is a light oak laminate floor covering. Glazed internal French doors lead through to the lounge and an internal door leads to an inner lobby and there is useful cupboard storage space under the staircase.

LOUNGE

11'10" x 9'1"

Also enjoying good levels of natural light via the uPVC double glazed picture window to the front elevation, central heating radiator, coving, picture rails and the aforementioned glazed French doors.

INNER HALL

7'0" x 5'10"

With a turned feature staircase rising to the first floor, laminate floor covering,

central heating radiator, industrial steel balustrade, contrasting traditional spindles, balustrade and newel post, a uPVC double glazed window with privacy glass inset to the rear elevation and an internal door leading to a generous walk-in storage cupboard.

CUPBOARD/PANTRY

2'11" x 7'1"

With a uPVC double glazed window with privacy glass inset at an elevated head height, shelving and power.

FIRST FLOOR

LANDING

3'11" x 5'2"

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal) and a uPVC double glazed window positioned to the rear elevation with privacy glass inset.

BEDROOM 1, front

12'3" x 11'3"

With a central heating radiator, alcove wardrobe cupboard storage, decorative coving and a uPVC double glazed window to the front elevation.

BEDROOM 2, front

9'7" max x 9'10"

With a central heating radiator and a uPVC double glazed window.

BEDROOM 3, rear

9'1" x 6'0" to the bulkhead

Overlooking the rear garden via a uPVC double glazed window, central heating radiator.

BATHROOM

7'6" x 6'9"

With a double ended bath with mixer tap and hand held shower attachment plus main shower over the bath and splashscreen, pedestal hand wash basin, low flush wc, tiled walls and floor, heated towel rail and a uPVC double glazed window with privacy glass inset.

OUTSIDE

There is a box hedge to the front of the property offering a good degree of privacy, lawned garden with a centrally positioned path leading up the front door. To the rear is a larger, enclosed garden with patio seating, elevated hard-standing/seated area with securely gated vehicular access. Flower beds and planted pockets. All with a good degree of privacy.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX BAND A

