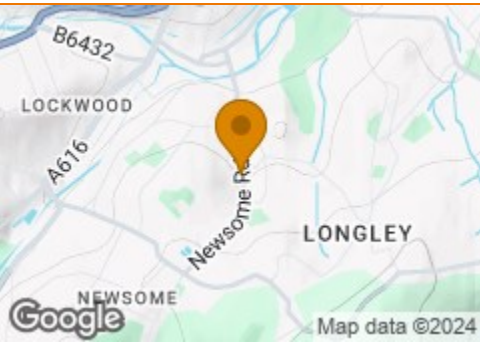


BOULTONS

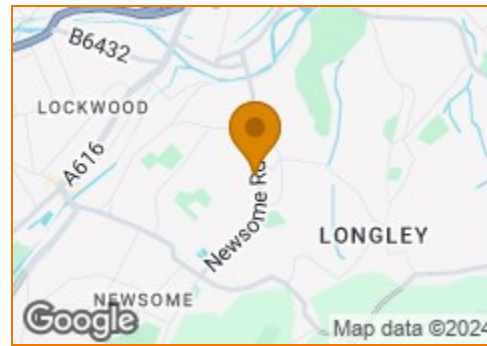
Terrain Map



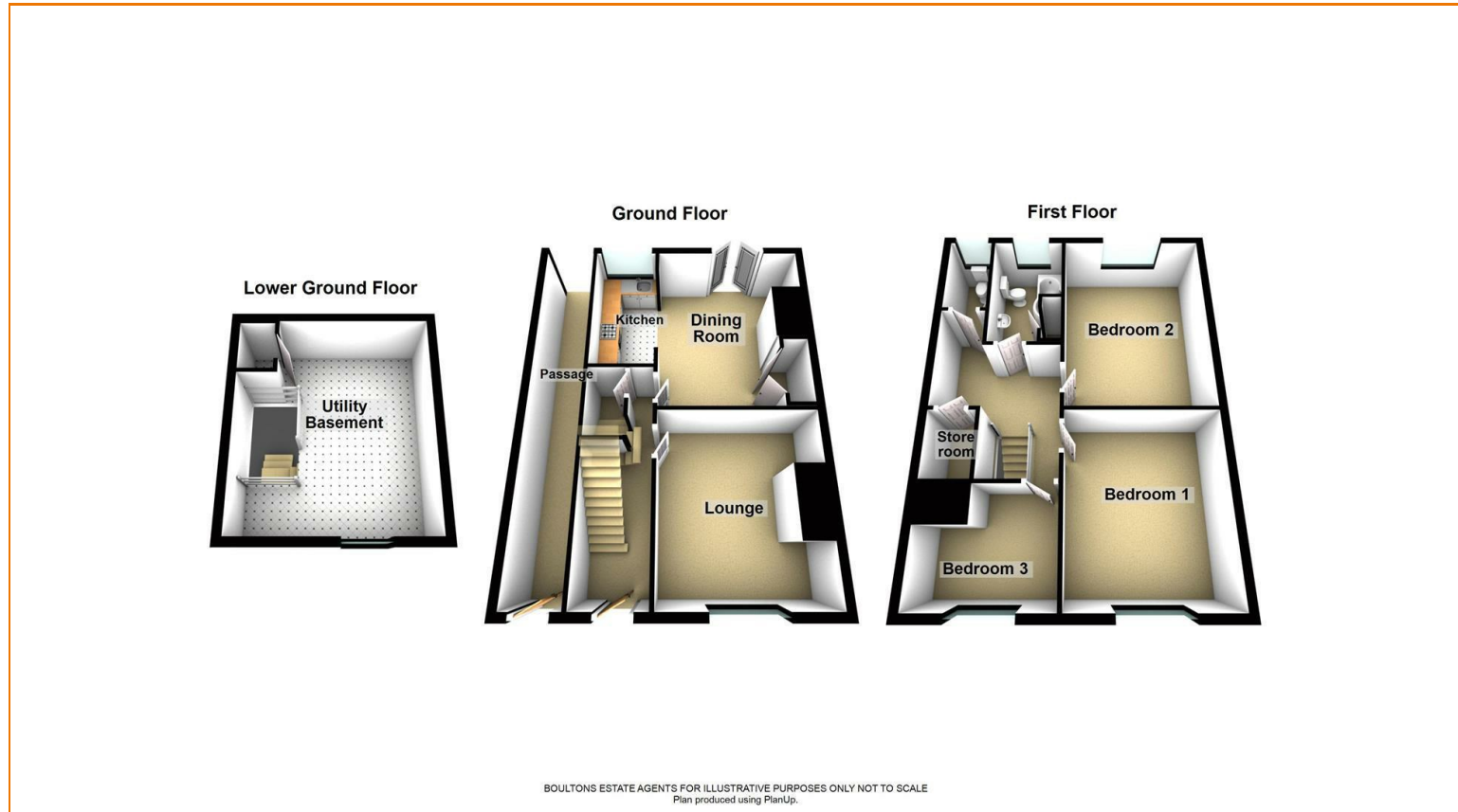
Hybrid Map



Terrain Map



Floor Plan



Newsome Road

Newsome, Huddersfield, HD4 6NB

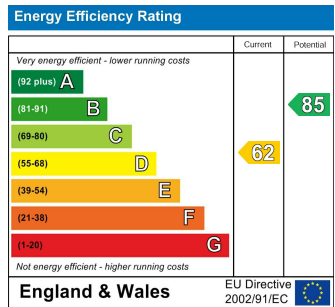
Offers Around £190,000



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



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Newsome Road

Newsome, Huddersfield, HD4 6NB

Offers Around £190,000



As you step inside, you'll be greeted by a superbly presented interior that has been meticulously well maintained and modernised while still retaining the lovely traditional character of the property. Previously used as a multi-let investment so potentially of interest to the commercial buy to let market or now ready to be returned to a wonderful home for its new owners.

A delightful house worthy of inspection and boasting two reception rooms, a modern fitted kitchen, useful utility basement, three generous bedrooms, a well equipped house bathroom and a low maintenance gardens. This stone built end of terrace property offers the perfect blend of comfort and functionality.

With its most convenient location near the town and university, you'll enjoy easy access to all the amenities and services that Huddersfield has.

Don't miss this opportunity to make this charming house your own - it's a rare find in such good order that we advise early viewing to avoid disappointment.

ACCOMMODATION

RECEPTION HALL

17'8" x 5'6"

With a period feature staircase rising to the first floor with spindles, balustrade and newel post on display. There is an attractive laminate floor covering, a central heating radiator and decorative dado.

LOUNGE

13'9" x 12'1"

Enjoying excellent levels of natural light via the uPVC double glazed picture window positioned to the front elevation. The focal point for the room is an attractive decorative period feature fireplace, central heating radiator and laminate floor covering.

DINING ROOM

12'1" x 14'9"

With uPVC double glazed French doors leading out to the garden, an attractive period decorative feature fireplace and useful alcove cupboards and drawers, central heating radiator, semi open plan in design adjacent to the kitchen.

KITCHEN

11'1" x 5'2"

Fitted with a range of oak door fronted wall and base units with complementary working surfaces which incorporate an inset sink unit and provision for an electric cooker. There are complementary part tiled splashbacks around the preparation and wash areas, a uPVC double glazed window to the rear elevation and a continuation of the laminate flooring from the dining room.

LOWER GROUND FLOOR

UTILITY BASEMENT

13'1" x 12'9"

With automated timed lighting, tiled flooring and matching upstand, a central heating radiator, range of base cupboards, plumbing for a washing machine, provision for a drier and there is a stainless steel inset sink unit. Wall mounted combination boiler and concealed within one of the units is an electric meter, gas meter and fuse board.

FIRST FLOOR

BEDROOM 1

13'9" x 12'1" max into the alcove

In good decorative order, with laminate floor covering, picture rail, uPVC double glazed window and central heating radiator.

BEDROOM 2

12'1" max x 14'9"

With attractive period feature fireplace, central heating radiator, laminate floor covering and a uPVC double glazed window.

BEDROOM 3

9'2" x 9'2"

With a built-in double cabin bed with storage beneath, laminate floor covering, central heating radiator, uPVC double glazed window and single robe.

BATHROOM

10'2" x 5'6"

With a panel bath and main shower over and hand held shower attachment, pedestal hand wash basin, complementary part tiled splashbacks. There is a heated towel rail, a range of useful shelving and cupboards units in a dresser design and a uPVC double glazed window with privacy glass inset.

WC

Half tiled with a low flush wc and a hand wash basin, uPVC double glazed window with privacy glass inset and central heating radiator.

BOX ROOM/STORE ROOM

4'11" x 2'11"

With a loft hatch giving access to the roof space (not inspected at the time of the appraisal).

OUTSIDE

An attractive low maintenance front buffer garden provides good distance from the roadside and there are steps up to the front door. To the rear is an enclosed low maintenance garden with a good degree of privacy.

Tenure

We have been advised by the vendor property is freehold, this should be confirmed during the conveyancing process.

