

BOULTONS

Terrain Map



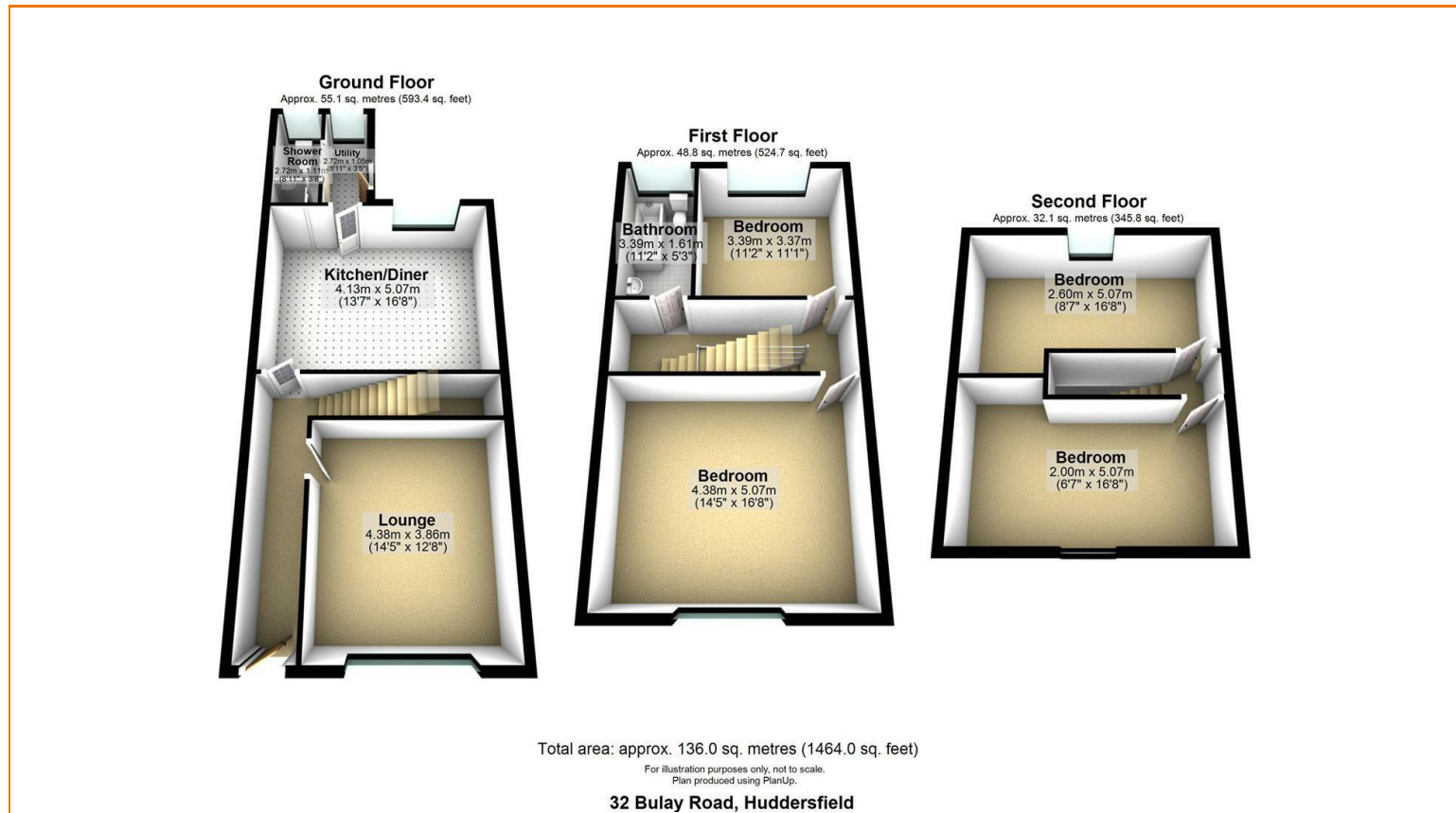
Hybrid Map



Terrain Map



Floor Plan



Bulay Road

Thornton Lodge, Huddersfield, HD1 3NH

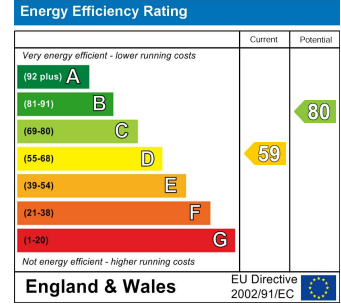
Offers Around £189,995



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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Bulay Road

Thornton Lodge, Huddersfield, HD1 3NH

Offers Around £189,995



A well loved family home offering substantial accommodation with 4 double bedrooms, which could easily be converted into 5 to suit your needs. There are two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family, plus a modern wet room on the ground floor. The property has been well cared for, ensuring a "move in ready home" which has been enhanced by a modern fitted kitchen and yet there is the potential to make your own mark in the future in your own time if you wish.

Situated in a popular location within a well established community early viewing is highly recommended to avoid disappointment, offered with no upper chain. Its proximity to the town ensures that you have easy access to all amenities, including shops, services, and transport links.

Additionally, with the property extending out over 4 floors, including a basement, there is ample space for you to utilise and make your own.

Don't miss out on the opportunity to own this lovely house and book a viewing today.

ACCOMMODATION

GROUND FLOOR

LOUNGE 14'4" x 12'7"

A spacious and well presented reception room with a gas fire within a traditional surround providing a focal point. Excellent levels of natural light through the uPVC double glazed picture windows positioned to the front elevation. Decorative coving, picture rail and a central heating radiator.

DINING KITCHEN 13'6" x 16'7"

Fitted with a range of modern, white, high gloss wall bass units with complementary and contrasting black marble effect working surfaces sat at top the base unit and drawers. The kitchen is further equipped with a gas hob, double oven, extraction a stainless steel inset sink unit with mixer tap over and splash backs behind the preparation and hob area. There is a an attractive traditional alcove storage unit, uPVC double glazed windows to the rear elevation, a gas fire and access to the cellar head area and wet room respectively.

UTILITY 8'11" x 3'5"

Featuring modern tiling, a working surface, plumbing for a washing machine, a uPVC double glazed window and access to the wet room and exterior of the property. Wall mounted combination boiler and a central heating radiator.

WET ROOM/SHOWER ROOM 8'11" x 3'7"

A modern wet room walk-in shower style arrangement with handrails, reduced mobility seat in the shower area, a pedestal hand wash basin and low flush w.c.

LOWER GROUND FLOOR

BASEMENTS/CELLARS

Two generous cellar/basement rooms located front and rear underneath the lounge and dining kitchen and which provide good head height and useful additional storage. Due to the size and head clearance for these rooms there is excellent potential for further development subject to the appropriate works and building regulation approval. Fuse board and electrical meter to be found here also.

FIRST FLOOR

BEDROOM 1 14'4" x 16'7"

A most generous bedroom which due to the two uPVC double glazed windows and the potential to access from the landing area by the attic stairs could (subject to works and regs) be split in to two bedrooms. As it is the room is large, well presented and has a double robe and central heating radiator.

BEDROOM 2 11'1" x 11'0"

Another double bedroom with a uPVC double glazed window, a central heating radiator and a gas fire.

BATHROOM 11'1" x 5'3"

Fitted with a three piece white suite comprising a low-level WC, pedestal hand wash basin with mixer tap over and a panel bath with a mixer tap and handheld shower attachment over. There are complementary tiled walls, a central heating radiator, and a uPVC double glazed window with privacy glass inset which is position to the rear elevation. .

SECOND FLOOR

BEDROOM 3 8'6" x 16'7"

With a skylight and central heating radiator.

BEDROOM 4 6'6" x 16'7"

Also with a central heating radiator and skylight.

OUTSIDE

There is an enclosed and low maintenance front garden with a gradually sloping access ramp leading up to the front door. To the rear is another enclosed and low maintenance patio style garden.

COUNCIL TAX BAND A

TENURE

The seller has informed us this is a Freehold property. This should be confirmed by the incoming purchasers solicitors.

