

Terrain Map



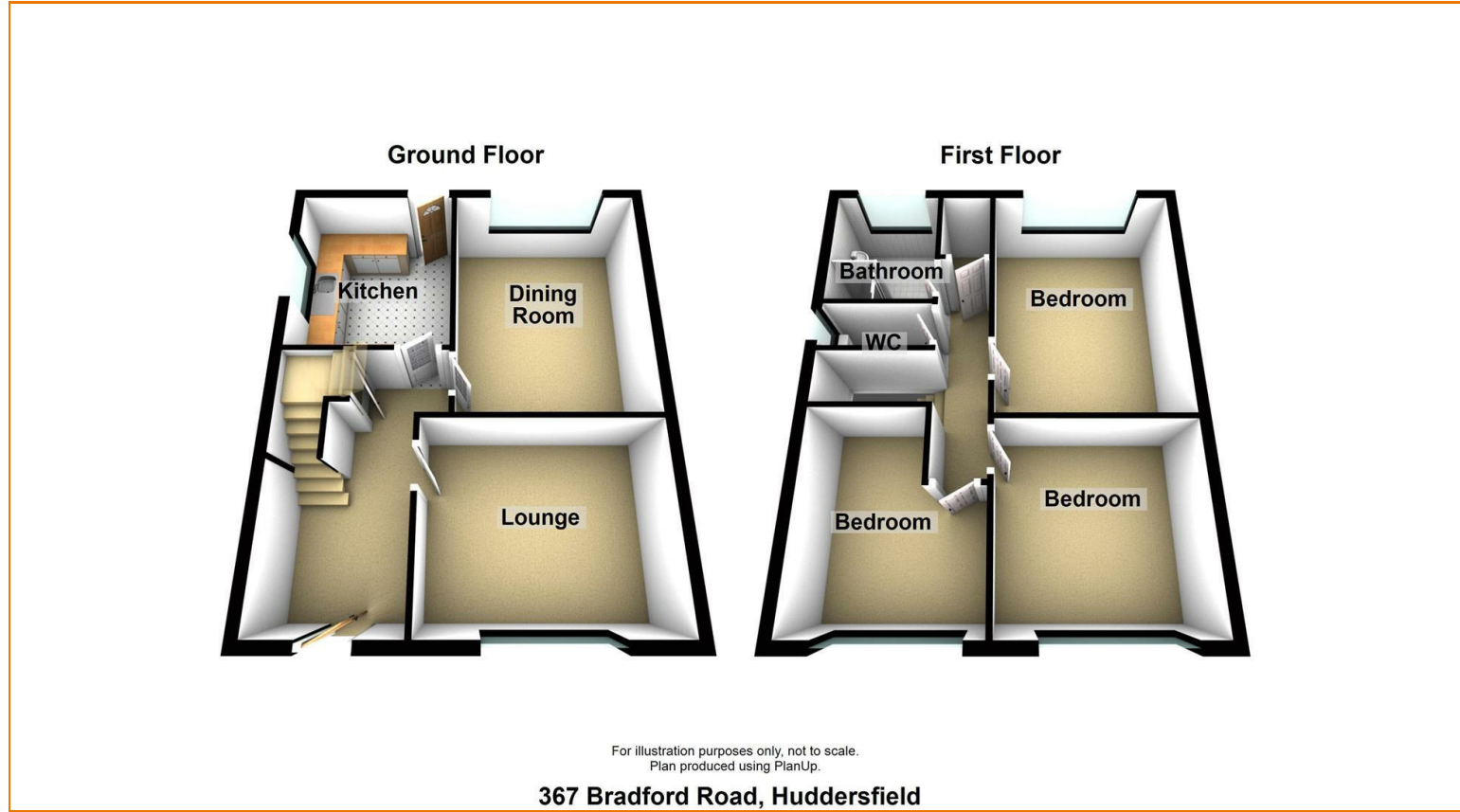
Hybrid Map



Terrain Map



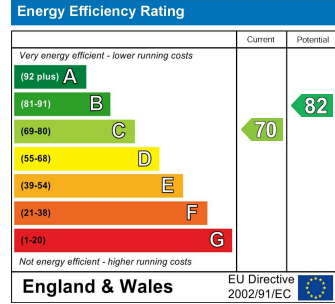
Floor Plan



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



BOULTONS



Bradford Road

Fartown, Huddersfield, HD2 2QN

Offers Around £200,000

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Bradford Road

Fartown, Huddersfield, HD2 2QN

Offers Around £200,000



This spacious and well loved home offers more than meets the eye, boasting three double bedrooms and two generous reception rooms, perfect for a growing family or those who love to entertain.

Situated in a popular and convenient location, this property provides easy access to local amenities, the town center and transport links, making it an ideal choice for those seeking both comfort and convenience. The front and rear gardens offer ample space for outdoor activities, gardening, or simply enjoying a cup of tea in the fresh air.

What sets this property apart is that not only is it perfectly suitable for immediate occupation but there is an enormous amount of potential on offer to make your own mark over time.

Offered with no onward chain, providing a smoother and more hassle-free buying process for those eager to make this house their home. Don't miss out on the opportunity to own this larger-than-average property in a prime location.

Book a viewing today and see what this property has to offer.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

14'3" x 7'5"

Accessed via a uPVC double glazed front door with privacy glass inset and matching side and top panels, this generous and well proportioned hallway has a staircase rising to the first floor with cupboard/pantry storage space beneath. There is cloaks hanging and a picture rail along with access to all the ground floor rooms.

PANTRY STORAGE AREA

4'6" max x 5'4" average

Housing the fuse board, electricity and gas meters and with an aluminium framed double glazed window to the gable end of the property.

LOUNGE

10'5" x 13'0" max

Enjoying good levels of natural light via the uPVC double glazed picture window positioned to the front elevation. There is a decorative coving, picture rail, central heating radiator and the focal point for the room is an electric, coal effect fire within a contemporary surround.

DINING/SITTING ROOM

14'5" x 11'1" max

Having an aluminium framed window to the rear elevation overlooking the rear garden, central heating radiator, picture rail, decorative coving and a tiled feature fireplace with a gas fire inset. Serving hatch adjacent to the kitchen.

KITCHEN

10'5" x 9'4"

Fitted with a range of wall and base units in a light oak effect design with complementary workings surfaces which incorporate a stainless steel sink unit and drainer with mixer tap. The kitchen is further equipped with provision for a gas cooker with stainless steel extractor hood over, space for a tallboy fridge freezer. There are part tiled splashbacks surrounding the preparation area, a central heating radiator, the aforementioned serving hatch and a uPVC double glazed window positioned to the gable end with a uPVC double glazed door to the rear allowing access to the exterior of the property.

FIRST FLOOR

LANDING

13'3" x 2'11"

With a large loft hatch allowing access to the roof void, giving useful additional storage with boarding and a skylight providing natural light. This may be suitable, subject to works and consents, to create additional accommodation.

WALK-IN CUPBOARD

3'11" x 2'11"

This useful additional storage area also houses the Wooster combination boiler.

BEDROOM 1

14'2" x 10'11" max

With a central heating radiator, picture rail and an aluminium framed double glazed window to the rear elevation overlooking the rear garden.

BEDROOM 2

10'6" x 11'1" max

Featuring a decorative period feature fireplace to the chimney breast, a picture rail, central heating radiator and a uPVC central heating radiator to the front elevation from which distant views can be enjoyed.

BEDROOM 3

9'6" x 11'8" max

Another generous sized bedroom, also enjoying a pleasant aspect via the uPVC double glazed window. Central heating radiator.

WET/SHOWER ROOM

7'4" x 5'11"

A walk-in wet room style shower room, contemporary and newly installed with fitted mobility seat, pedestal hand wash basin with mixer tap, fitted mirror fronted medicine cupboard, complementary tiled walls and non-slip floor. Central heating radiator and a uPVC double glazed windows with privacy glass inset.

It should be noted that due to the generous size of this room, it would be easily be possible to install a bath, if required. There is approximately 1.64 from the wall to the sink which would take a small/medium bath.



SEPARATE WC

6'1" x 2'9"

Fitted with a low flush wc and a uPVC double glazed window with privacy glass inset ,part tiled walls.

OUTSIDE

To the front of the property is a generous sized buffer garden, predominantly laid to lawn and level with planted flower beds. There is a gradually sloping pathway to the side leading to a extensive garden area to the rear with a level, lawned section and a further area to the rear of the curtilage which is held on a separate title and will be transferred to the incoming purchaser. This area is suitable for a vegetable patch, summerhouse, an annex style arrangement (PP/regulations required). Due to the size of the plot, extension of the property may be possible, subject to the necessary consents from the local authorities.

COUNCIL TAX. BAND B.

TENURE

We understand that the property is a Freehold and Leasehold arrangement, details will be confirmed during the conveyancing process.

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

