

Terrain Map



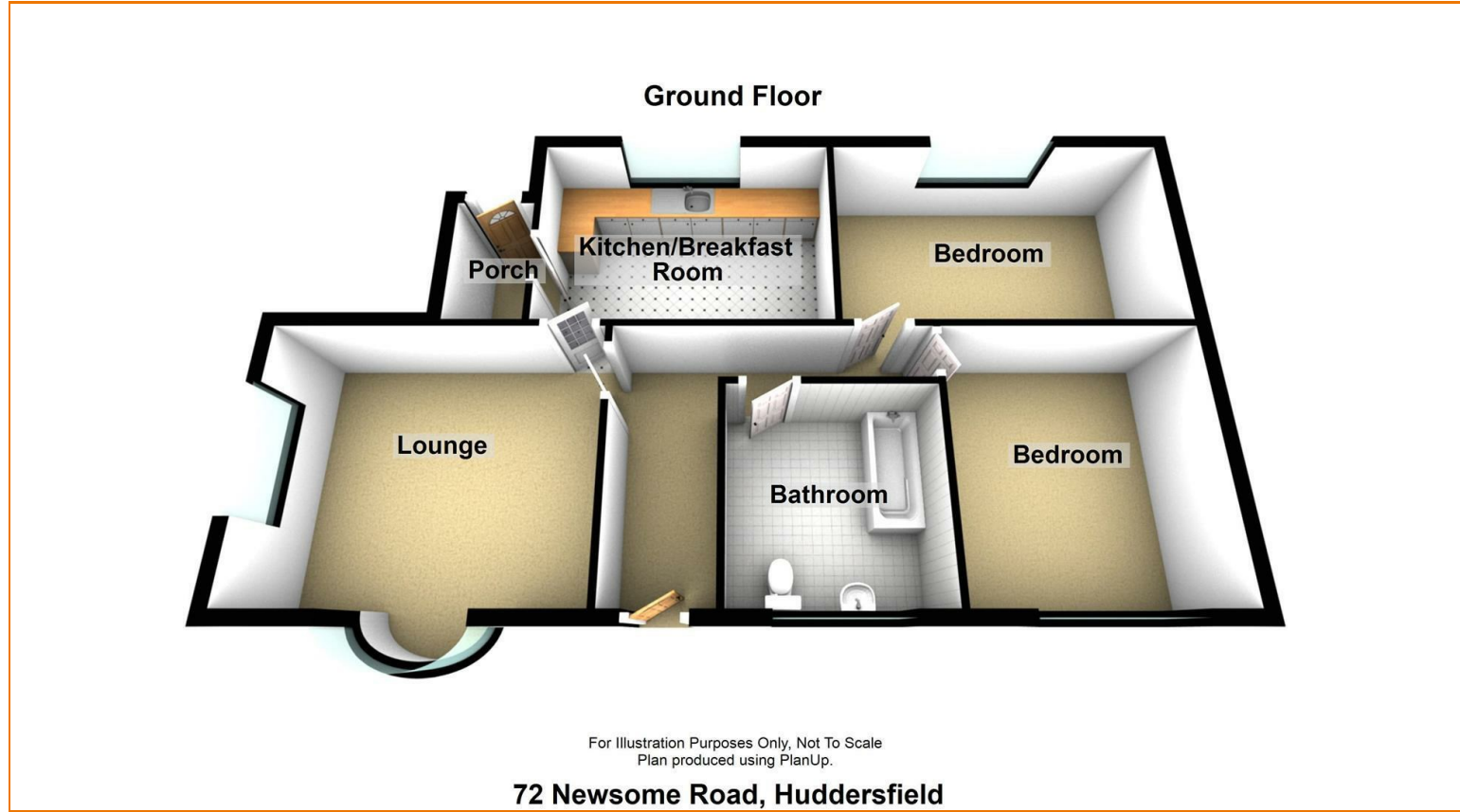
Hybrid Map



Terrain Map



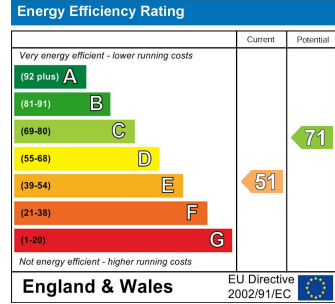
Floor Plan



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



Newsome Road

Newsome, Huddersfield, HD4 6NQ

Offers Around £199,950



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Offers Around £199,950



This charming detached bungalow presents an excellent opportunity for those seeking a well-appointed home in a convenient location. With no upper chain and competitively priced to sell, this property is sure to attract interest.

Subject to an acceptable offer a contribution to the buyers moving expenses is available.

The bungalow boasts a welcoming reception room, perfect for relaxation or entertaining guests. It also features two generously sized double bedrooms and a well appointed kitchen and bathroom.

Additionally, there is a loft space with ladder access, offering potential for further development subject to planning or as it is now very useful storage.

The property is well presented throughout, ensuring that you can move in with ease. Outside, you will find gardens to the front and side plus a garage at the rear adds to the practicality of this home, providing secure parking or additional storage.

Situated in a handy location near the town, you will benefit from easy access to local amenities, shops, and transport links. This delightful bungalow is perfect for first-time buyers or downsizers. Don't miss the chance to make this lovely property your new home.

VESTIBULE 4'3" x 1'11"

Accessed via a pair of PVC double doors. Glazed internal double doors lead to the reception hall.

RECEPTION HALL 8'2" x 4'3"

Central heating radiator, cupboard storage and passage to the inner hall.

INNER HALL 5'6" x 2'7"

LOUNGE 15'3" x 10'11"

Enjoying a lovely a uPVC double glazed bow window to the front which allows an abundance of natural light to flood into this good sized and well presented reception room and is further improved by an additional gable window. The focal point is a fitted gas and coal effect living flame fire set within a period style fireplace and you will also find a central heating radiator and attractive high gloss finish antique oak floor covering.

DINING KITCHEN

Well fitted with a range of matching, modern white wall and base units with laminated quartz effect working surfaces which incorporate a one and a half bowl stainless steel sink unit with side drainer and mixer tap over. Further equipped with an array of sockets and electric cooker point with overhead extractor fan with lighting and plumbing for a washing machine (also provision for dishwasher). There is a tiled floor covering and a uPVC double glazed window positioned to the rear elevation. There is an access door to the rear entrance porch and there is a loft hatch with a pull down ladder leading up to the loft space. Concealed within one of the units is the combination boiler.

REAR PORCH 3'7" x 3'7"

With uPVC double glazed windows and access door leading out to the exterior of the property.

BEDROOM 1 10'11" x 10'11" (max)

Boasting an extensive set of fitted bedroom furniture in a Maple wood style including a variety of wardrobes which provide hanging and shelving facilities. There are integral drawer units, a central heating radiator and a uPVC double glazed window positioned to the front elevation.

BEDROOM 2 14'4" x 8'9"

Situated to the rear of the property, having a central heating radiator, uPVC double glazed window and a selection of built-in wardrobes providing a range of hanging and shelving including matching draws, dressing table and bedside units.

BATHROOM 7'2" x 6'10"

This modern bathroom is fitted with a 3 piece white suite incorporating a low flush WC, contemporary hand wash basin, panelled bath with mixer tap, overhead shower and splash screen, a towel radiator and a uPVC double glazed window with privacy glass inset. Fully tiled to both the walls and floor.

ATTIC LOFT/STORE 11'5" x 10'2"

Enjoying natural light through a uPVC dormer style, double glazed window. Accessed via the aforementioned fold away ladder from the kitchen and having an array of

eaves storage spaces to the front and rear elevations. A larger section of storage is founded in the hipped section of the roof void. Subject to works and building regulation this space could be modified into a good third bedroom.

OUTSIDE

There are landscaped and tiered gardens to the front, along with a path/steps which leads up to the front door, as well as an attractive seating area to the side of the property plus a most useful external garden store which is in good order. To the rear there is a further easily maintained flagged patio garden style area and access to the detached single garage which is concrete sectional in construction.

COUNCIL TAX. BAND B

TENURE

We understand that the property is a freehold arrangement.

AGENTS NOTES

There is a now lapsed previously granted planning permission for an annex to the property which may be of interest to the incoming purchaser.

