

BOULTONS

Terrain Map



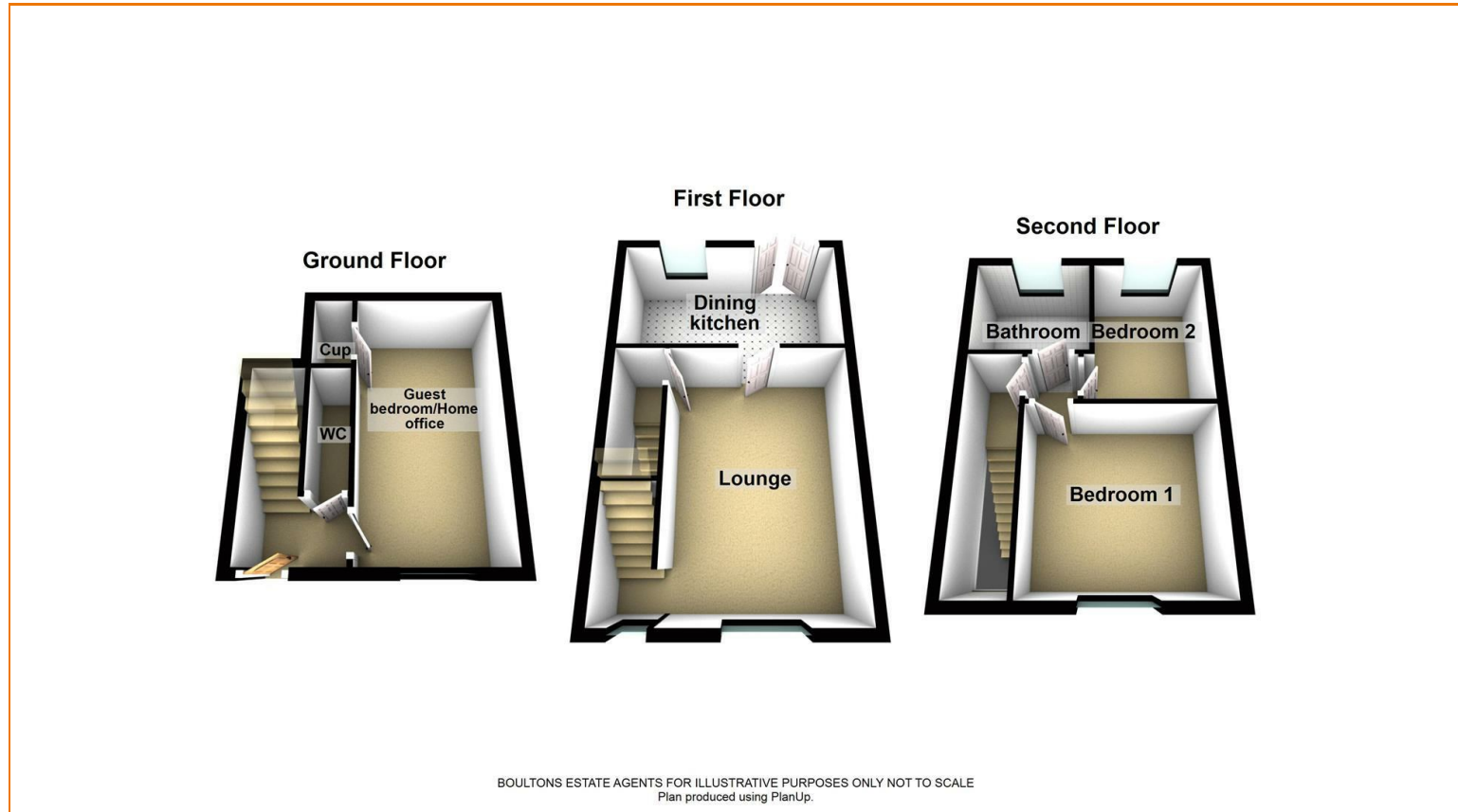
Hybrid Map



Terrain Map



Floor Plan



Martin Bank Wood

Almondbury, Huddersfield, HD5 8LJ

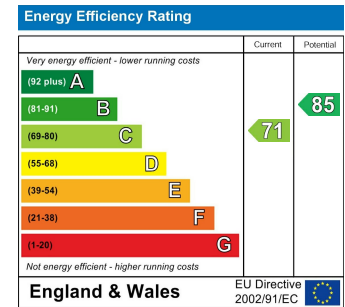
Offers Around £199,950



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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Martin Bank Wood

Almondbury, Huddersfield, HD5 8LJ

Offers Around £199,950



Welcome to this superb modern townhouse located in the popular and established area of Martin Bank Wood, Almondbury, right on the fringe of Huddersfield town centre and the university district making this the most convenient location for easy access to a wealth of local amenities including major supermarket chains, independent shops, food outlets and transport links. The best part? This property comes with no onward chain, making the buying process smoother and more hassle-free.

Whether you're looking for your first home, or to start a family, a place to work from home or a stylish space to entertain guests, this townhouse offers the perfect blend of modern comfort and functionality. Don't miss out on the opportunity to make this "move in ready" house your new home.

This property offers flexible living across three spacious floors and comprises: Reception hall, w.c, a ground floor bedroom or home office, a spacious lounge, a fitted dining kitchen (with patio doors to the garden), two further bedrooms and a house bathroom. Outside there is designated parking and an enclosed rear garden plus as you would expect from a house of this quality there is a gas fired central heating system and sealed unit double glazing.

ACCOMMODATION

GROUND FLOOR

RECEPTION LOBBY

Access via front door and with further access to the WC and ground floor bedroom respectively. A staircase rises up to the first floor accommodation and there is a central heating radiator and a laminate floor covering.

W.C

Fitted with a modern two piece white suite comprising wash hand basin and low level WC. There is a part tiled splashback area behind the basin.

GUEST BEDROOM/HOME OFFICE

16'0" x 8'5"

A generous and versatile space useful for guests or dependent family members are still returning some independence or potentially could be used as a home office or playroom. There is a double glazed window position to the front elevation a central heating radiator and a laminate floor covering.

FIRST FLOOR

LOUNGE

16'0" x 11'6"

Due to the elevated position of this generous and well presented reception room, it enjoys an attractive aspect towards Town through the main double glazed picture window which is positioned to the front elevation and further natural light comes from an additional window at the bottom of the feature staircase which uses up to the second floor. An internal door that leads through to the dining kitchen, which is at the rear. You'll also find two central heating radiators and provision for additional wall mounted lighting.

DINING KITCHEN

14'7" x 6'5"

Fitted with the range of beech effect wall and base units with contrasting and complementary post formed working surfaces in a black marble effect which in turn incorporate a stainless steel inset sink unit with a mixer tap over and a four ring gas hob. The kitchen is further equipped with a fitted oven, plumbing for a dishwasher and plumbing for a washing machine. There are part tiled

splash backs surrounding the preparation areas and an attractive tiled floor covering. To the rear elevation is a window overlooking the garden and patio doors giving easy passage to the outside.

SECOND FLOOR

BEDROOM 1

11'5" (max) x 11'3" (max)

A double bedroom with an attractive outlook via the double glazed window positioned to the front elevation, a central heating radiator and a laminate floor covering.

BEDROOM 2

8'5" x 8'2"

Also enjoying a pleasant rear aspect via the double glazed window and also another well proportioned bedroom with a central heating radiator and laminate flooring.

BATHROOM

6'5" x 5'4"

Fitted with a modern three piece white suite comprising: Low flush WC, pedestal hand wash basin, and panel bath with shower over. There are attractive tiled walls a double glazed window with privacy glass inset and chrome effect heated towel rail.

OUTSIDE

To the front is an elevated terrace area and to the rear is a landscaped, low maintenance, terraced garden area

offering a good degree of privacy and with a wooded backdrop. We understand that the property has a designated parking space and there are visitor parking bays within the development.

TENURE

We understand that the property is a freehold arrangement this should be checked by the incoming purchases conveyancer.

COUNCIL TAX BAND C

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>

