



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 6 Stonefield Road, Huddersfield, HD4 5QF

**Offers Invited £250,000**

Welcome to this charming, dormer bungalow located on Stonefield Road in Huddersfield. This semi-detached property boasts ample space with four bedrooms, perfect for a growing family or those in need of extra room. Boasting gas and electric heating, secondary glazed units and alarm panel. As you step inside, you'll be greeted by two reception rooms offering versatile space for entertaining guests or simply relaxing with your loved ones. The property also features two bathrooms, ensuring convenience for all occupants. Although this bungalow is in need of modernisation, it presents a fantastic opportunity for you to unleash your creativity and transform it into your dream home. With a garage, workshop, and driveway, there is no shortage of storage space or parking options for up to three vehicles. Don't miss out on the chance to own this wonderful property in a desirable location. Contact us today to arrange a viewing and envision the endless possibilities that this bungalow has to offer! \*VIRTUAL VIEWING AVAILABLE SOON\* \*NO CHAIN\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR



Entrance side door with featured opaque glass panels leads to:

## RECEPTION HALLWAY



Welcoming reception hallway with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator and doors leading to:

## LOUNGE



Well appointed lounge with double glazed window overlooking the front garden allowing an abundance of natural light to fill the room.

Featuring a marble effect fire surround with inset gas fire, marble effect back and hearth. Finished with coved ceiling, twin wall mounted lighting, T.V point, telephone point and wall mounted gas central heated radiator. French doors lead to:

## DINING ROOM



Spacious dining room offering ample space for dining table and chairs with double glazed windows and door leading out to the rear garden. Finished with coved ceiling and wall mounted gas central heated radiator. Door leading to:

## KITCHEN



Generously sized kitchen with double glazed window and door leading to the rear garden. Featuring a matching range of base and wall mounted units in Walnut wood effect, roll edged laminate working surfaces with matching tiled splash backs and inset sink unit with drainer and mixer tap. Electric cooker point with extractor hood over, plumbing for automatic washing machine and space for a fridge freezer. Finished with coved ceiling, fluorescent tube lighting and wall mounted gas central heated radiator. Door leading to:

## UTILITY ROOM



Useful utility room with double glazed window overlooking the rear garden. Housing for the fuse box, alarm panel and wall mounted combi-boiler with space for a tumble dryer:

## BATHROOM



Partly tiled bathroom with double glazed opaque window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: panelled bath with electric shower over, hand wash pedestal basin and low level flush w/c. There is also a useful, walk-in storage cupboard and finished with wall mounted gas central heated radiator:

## BEDROOM ONE



Spacious double bedroom with twin aspect double glazed windows to the front and side aspect.

Finished with wall mounted gas central heated radiator:

## BEDROOM TWO



Second double bedroom with double glazed window to the side aspect. Finished with coved ceiling and wall mounted gas central heated radiator:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to:

## BEDROOM THREE



Third spacious double bedroom with double glazed window overlooking the front aspect, featuring walk-in storage cupboard and finished with wall mounted electric heater:

## BEDROOM FOUR



Fourth bedroom with double glazed velux window to the side aspect. Finished with wall mounted electric heater:

## SECOND BATHROOM



Partly tiled bathroom with double glazed velux window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings. Comprising of: panelled bath with hot and cold taps and bi-folding splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted electric heater and tiled flooring:

## EXTERNALLY



Externally the property boasts a well maintained, lawned garden to the front aspect with mature shrubs, hedges and flower boarder finished with stone wall boundary and wrought iron gate. To the side aspect is the extensive driveway which leads to the detached garage, providing ample off road parking for multiple vehicles. To the rear is an ideal space for the keen gardener - a paved path leads to a paved patio area ideal for bistro dining and entertaining guests during the summer months. There is a separate flower bed, perfect for growing

your own fruit, veg and flowers and a lawned area with mature shrubs and hedged boundary:

## FURTHER EXTERNAL PHOTOS



A selection of further external photographs:

## GARAGE AND DRIVEWAY



An extensive driveway leads to the detached garage with up and over door, power and light:

## WORKSHOP



A fantastic addition to the garage is this useful workshop but could also be used for a variety of other uses:

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Oak Primary School, Huddersfield

Grammar School & Nursery, Moor End Academy, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Beaumont Primary Academy

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk

### **Council Tax Bands**

The council Tax Banding is "C"

Please check the monthly amount on the Kirklees Council Tax Website.

### **Tenure**

This property is ( LEASE HOLD OR FREE HOLD ) with .... years from the year

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### **Key Facts For Buyers**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3687093](https://sprift.com/dashboard/property-report/?access_report_id=3687093)

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/7802-9334-1002-0009-8096>

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.