

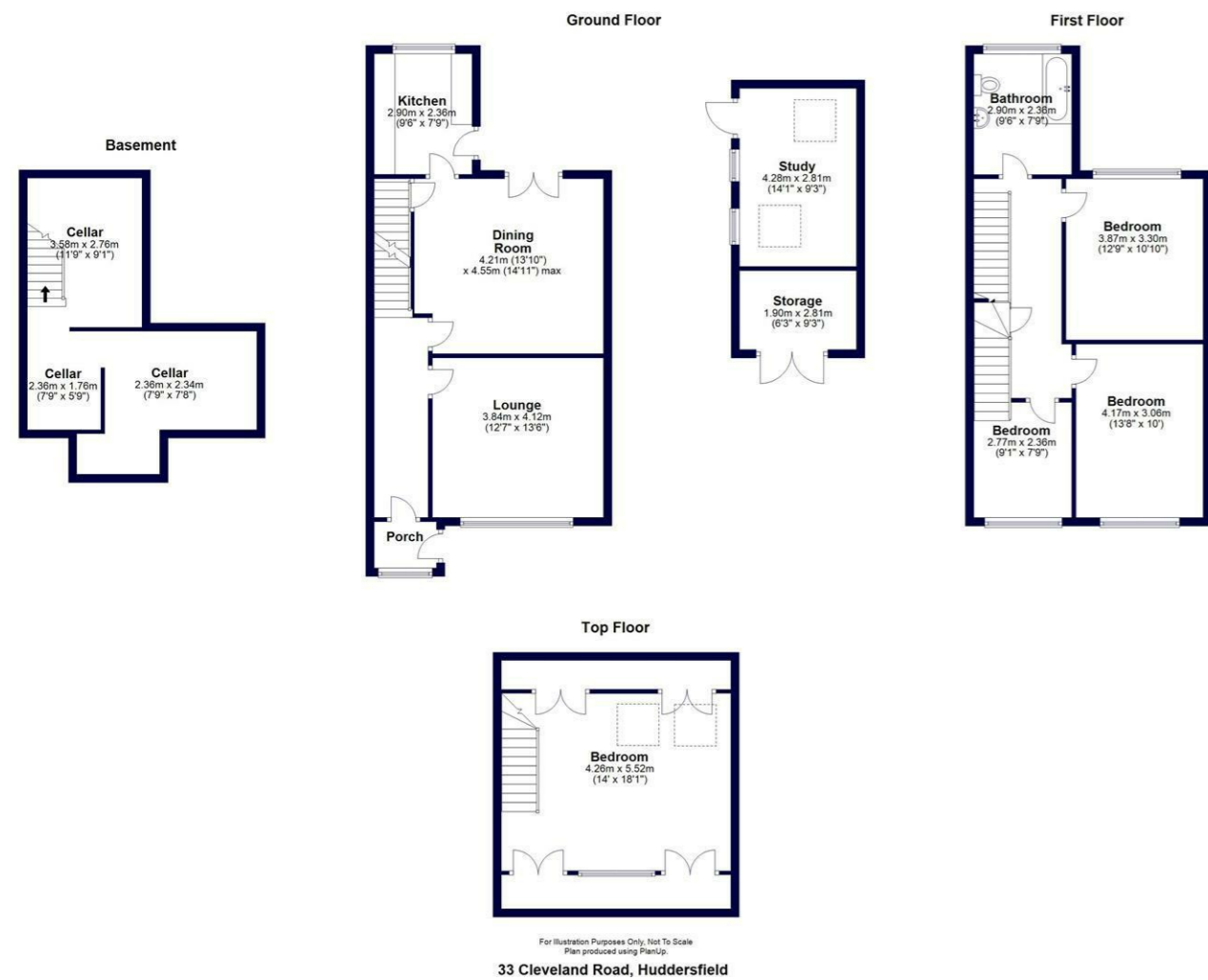
# BOULTONS

54 JOHN WILLIAM STREET  
 HUDDERSFIELD  
 HD1 1ER  
 01484 515029



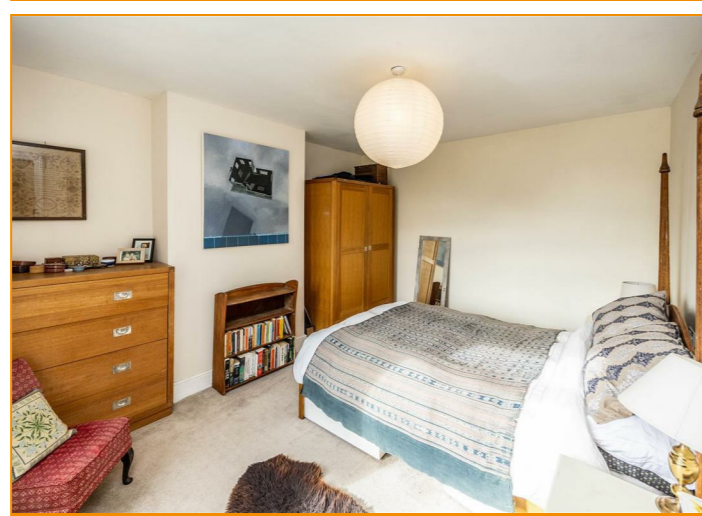
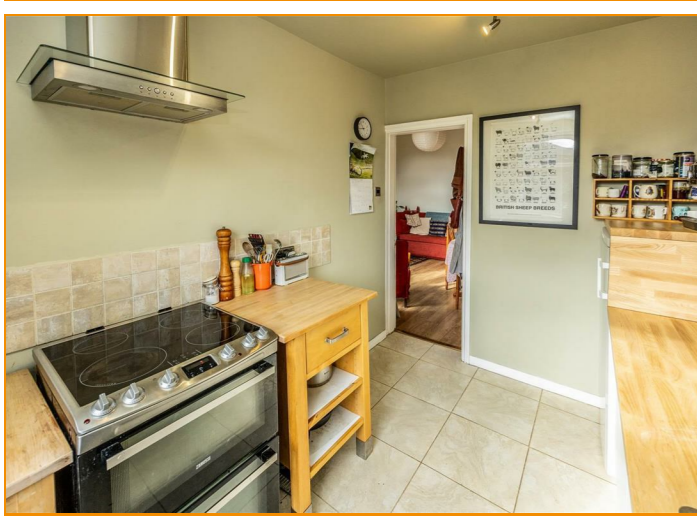
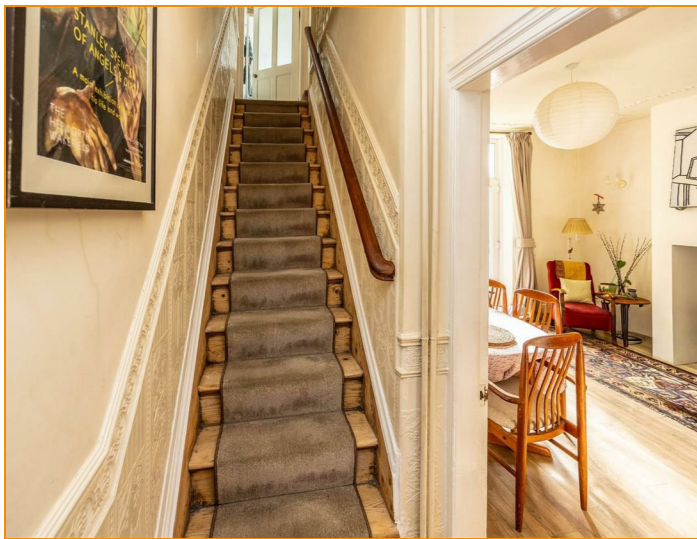
33 Cleveland Road  
 Edgerton, Huddersfield, HD1 4PP

Offers Around £430,000



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Well situated in the desirable suburb of Edgerton, this outstanding semi-detached house on Cleveland Road offers a splendid blend of period charm and contemporary living. The property is superbly presented and has been thoughtfully upgraded by the current vendors, ensuring a comfortable and stylish home for its new occupants.

Arranged over four floors, this residence boasts four bedrooms (3 large double bedrooms), providing ample space for families or those seeking extra room for guests. The two separate reception rooms are perfect for entertaining or relaxing, allowing for a versatile living experience. The property also features a useful utility basement, adding practicality to everyday life.

One of the standout features of this home is the spacious top-floor master bedroom, which offers wonderful levels of natural light. Additionally, the property includes a detached home garden office, ideal for those who work from home or require a quiet space for study or hobbies.

Situated in a sought-after area, this home is conveniently located near a variety of amenities, including shops, schools, and the beautiful Greenhead Park, perfect for leisurely strolls or family outings. Furthermore, the property is well-positioned for easy access to Huddersfield town centre and the M62 motorway, making it an excellent choice for commuters.

In summary, this semi-detached house on Cleveland Road is a remarkable find, combining period splendour with modern comforts in a prime location. It is an ideal opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of a beautifully presented home.

#### ACCOMMODATION

##### GROUND FLOOR

###### PORCH

3'8" x 4'8"  
Part wall and traditionally oak framed in construction with timber framed double glazed windows and matching door which has leaded privacy glass inset. An internal door leads through to the reception hall with exposed stone detail on display, either side of the door forming part of the original front facing wall.

###### RECEPTION HALL

16'4" x 3'5"  
Displaying attractive period detail in the form of Lincrusta, antique style radiator, traditional exposed floorboards and internal doors leading to the lounge and dining room respectively. An attractive and original period staircase leads up to the first floor with an extension of the Lincrusta continued up the flight of stairs.

###### LOUNGE

13'7" max x 12'5"  
This beautifully presented reception room is presented in a traditional colour scheme. The focal point for the room is a coal effect gas fire within a Portuguese limestone surround and matching hearth. There are alcove cupboard storage units and shelving. A central heating radiator, decorative coving, plaster moulded ceiling rose and a uPVC double glazed boxed sash style picture window positioned to the front elevation.

###### DINING/SITTING ROOM

14'2" max x 13'6"  
This versatile and comfortable room has a log burning stove within a fireplace atop a stone hearth, there are uPVC double glazed French doors leading to the rear garden. You will also find plaster moulded detail to the ceiling, a central heating radiator and a light oak effect laminate floor covering. Internal doors lead to the kitchen and cellarhead.

###### KITCHEN

9'6" x 7'7"  
Fitted with base level cupboard storage units and boasting natural wood worktops which incorporate a stainless steel inset sink unit with mixer tap over. Part tiled splashbacks surround the preparation areas and the kitchen is further equipped with provision for a fridge and electric cooker which has a fitted stainless steel and glass extractor canopy over. You will find also find a tiled floor covering and a uPVC double glazed window overlooking the rear garden.

###### CELLAR HEAD

With shelving for storage and steps descending to the cellar.

###### CELLAR

###### FRONT SECTION

14'2" x 6'0" (4'3" av)  
With a traditional storage niche, gas meter, keeping table, tiled floor covering and central heating radiator. At the bottom of the cellar steps is the electricity meter and fuse board.

###### REAR UTILITY/BOILER ROOM

8'10" x 7'1"  
Featuring cupboard storage, worktops, wall mounted combination boiler, a continuation of the tiled floor covering and plumbing for a washing machine.

###### FIRST FLOOR

###### BEDROOM

13'6" x 11'6" max  
Overlooking the rear garden via the uPVC double glazed picture window, central heating radiator.

###### BEDROOM

12'6" x 9'11"  
With a central heating radiator and a uPVC double glazed box sash style window to the front elevation overlooking the tree lined street and front garden area.

###### BEDROOM

9'1" x 7'2"  
Also enjoying good levels of natural light via the uPVC double glazed box sash style window to the front elevation, central heating radiator.

###### BATHROOM

7'8" x 9'5"  
The bathroom suite is a mixture of the traditional styling of a period property with the modern requirements of day to day living with a one and half size quadrant shower cubicle with a hand held shower attachment and main rainfall showerhead, roll top style bath with traditional taps, low flush wc and pedestal hand wash basin, all with traditionally styled fittings. Complementary part tiled splashbacks surround the wet areas and there is a contrasting tile floor covering. Heated towel rail, exposed purlin and a uPVC double glazed window with privacy glass inset.

###### LANDING

17'0" x 5'4" incl staircase  
With a continuation of the period lincrusta, spindles, balustrade, light well and a door leading to the steps up to the second floor accommodation, useful cupboard storage space.

###### SECOND FLOOR

###### ATTIC BEDROOM

17'1" x 15'8"  
This light and bright top floor bedroom has a uPVC double glazed dormer style window to the front roof slope and four Velux windows to the rear roof slope with fitted blinds which allow plentiful natural light to flood into this top floor area. Two central heating radiator and eaves storage to the front and rear elevations. Distant views can be enjoyed to the rear towards Emley Moor mast.

###### OUTSIDE

The rear garden has a secured gated perimeter with low maintenance, pebbled section providing raised beds and compost storage along with a wood store. Stone flagged patio seating areas adjacent to the French doors with water tap. Lawned section with slightly sloping path running alongside raised beds including herb and vegetable sections, fruit trees and soft fruit beds, all of which sit alongside the route leading to the garden store and in turn home study/office. The lower section is predominantly lawned to lawn and well stocked with a good degree of privacy. To the front is an established buffer garden providing good privacy from the roadside and to the side is a double length driveway providing ample off-road parking, a real advantage in this location.

###### GARDEN STORE

9'7" x 6'0"  
The front section forming part of what was the original garage. With a pair of timber double doors, independent fuse board and provides additional storage in the roof trusses.

###### OFFICE/GARDEN ROOM

15'7" x 8'4"  
Enjoying superb levels of natural light via the two skylights within the roof space and two uPVC double glazed windows and matching uPVC double glazed door. There is an engineered oak floor covering which electric underfloor heating and a log burning stove.

###### TENURE

Long leasehold. 999 years from 1 May 1886. Thornhill Estates being the freeholder and ground rent at circa £2.60 per annum.

###### COUNCIL TAX. BAND C.

