



**Blackmoorfoot Road, Huddersfield, HD4 5NP**





***welcome to***

**Blackmoorfoot Road, Huddersfield**

This charming four-bedroom terraced home, situated along a convenient main road, offers a fantastic blend of traditional practical living spaces with it's Victorian features, double glazing and central heating; perfect for families or professionals seeking a well-connected, comfortable home.



As you enter the property, you're greeted by an open bright hallway leading to 2 reception rooms and stairs to the 1st floor. The lounge features ample natural light pouring through the front-facing windows, with a Victorian style rose ceiling complimenting the marble fireplace. To the rear is an additional dining room which provides an ideal space for family meals, entertaining guests, or enjoying a quiet dinner. With its generous proportions, the dining room comfortably accommodates a large table and chairs, with space for extra seating, and, with easy access to the

kitchen and outdoor areas, it enhances the overall flow of the ground floor. A modern style kitchen built in with a 5-piece hob, is functional and efficient, featuring all the necessary appliances and ample storage. It offers plenty of space for cooking and meal prep, with potential for expanding into the dining room (subject to necessary permissions) if desired.

Upstairs, the property features two spacious bedrooms. The front-facing master bedroom benefits from plenty of natural light and offers a peaceful retreat, with ample room for a king size bed and additional furniture. The second bedroom also fits a king size bed including built in wardrobes. The family bathroom on this floor offers a practical and modern space to relax and unwind. On the 2nd floor, the third and fourth bedrooms are perfectly sized for double beds, each providing a comfortable and versatile space for various uses.

### **Lounge**

12' 5" x 12' 6" ( 3.78m x 3.81m )

### **Dining Room**

14' 7" x 14' 2" ( 4.45m x 4.32m )

### **Kitchen**

7' 8" x 12' 6" ( 2.34m x 3.81m )

### **Master Bedroom**

14' 10" x 10' 2" ( 4.52m x 3.10m )

### **Second Bedroom**

12' 6" x 10' 2" ( 3.81m x 3.10m )

### **Family Bathroom**

### **Attic Rooms: Third Bedroom**

9' x 12' ( 2.74m x 3.66m )

### **Fourth Bedroom**

11' 7" x 10' 9" ( 3.53m x 3.28m )



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## **Blackmoorfoot Road, Huddersfield**

- 4 Bedrooms: Including 2 attic bedrooms offering additional privacy and extra storage areas.
- Lounge & Dining Room: Generous living and dining spaces ideal for family gatherings and entertaining.
- Family Bathroom: Well-appointed family bathroom with bath, shower, wash basin, and WC on the first floor.
- Private Rear Parking: Convenient off-road parking with direct access to the house, perfect for unloading or daily use.
- Great Location: Situated on a main road with easy access to local amenities, schools, and transport links.

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

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HDF117404 - 0008

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