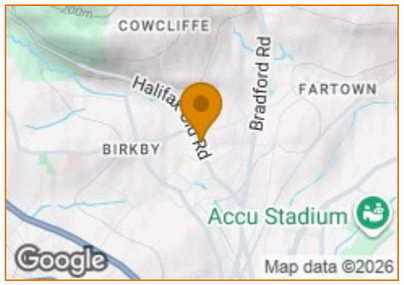
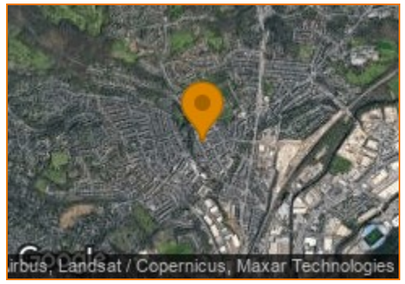
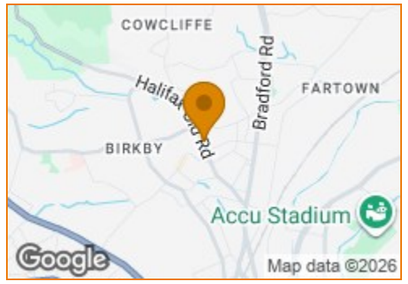
Terrain Map



Hybrid Map



Terrain Map

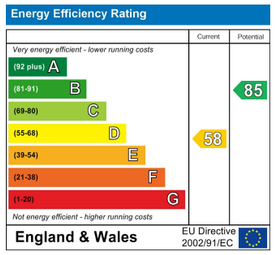


Floor Plan

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



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BOULTONS

Halifax Old Road

Fartown, Huddersfield, HD2 2RW

Offers Around £260,000

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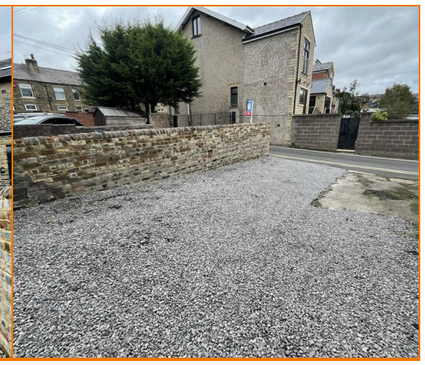

Halifax Old Road

Fartown, Huddersfield, HD2 2RW

Offers Around £260,000

EARLY VIEWING IS ADVISED for this SUBSTANTIAL mid-terrace house. Presenting an exceptional opportunity for families seeking a spacious and characterful home. Comprehensively upgraded, this property boasts four generously sized bedrooms, making it ideal for family living or accommodating guests.

The heart of the home features two separate reception rooms, providing ample space for family time, relaxation and entertaining guests. The traditional character of the property is beautifully retained, showcasing period features that add charm and warmth to the living spaces.

Convenience is at your doorstep, as this delightful residence is situated close to a local park, a mosque, and a variety of shops and services. The town centre is also within easy reach, ensuring that all your daily needs are met with ease.

The large rear garden offers a dual-purpose including a parking area, a valuable asset in this bustling area.

This spacious family home is a rare find, combining modern upgrades with traditional appeal in a prime location. It is an ideal choice for those looking to settle in an established community while enjoying the comforts of a well-appointed home.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
15'5" x 5'11"

Accessed via a contemporary and traditionally blended composite front door with double glazed privacy glass and leaded detail inset. Featuring a period staircase rising to the first floor with spindles, balustrade and newel post on display. There is a traditional ceiling rose, coving, dado rail and panelling to be found plus a central heating radiator and access to the majority of the ground floor rooms.

LOUNGE
15'6" x 13'5" max

A generous and well presented reception room enjoying good levels of natural light via a uPVC double glazed picture window positioned to the front elevation. There are traditional skirting boards, decorative coving, dado and a central heating radiator. In keeping with the remainder of the property, this room is newly decorated, well presented and has new floor coverings.

DINING ROOM
15'1" max x 10'11"

Another spacious and well presented reception room with a decorative feature period fireplace to the chimney breast and good levels of natural light via the uPVC double glazed picture window to the rear elevation. There is also a central heating radiator and decorative coving.

INNER HALL
10'10" x 4'3"

Having a bank of coat hooks, decorative dado and understairs door providing access to a flight to steps leading to the lower ground floor accommodation.

BREAKFAST KITCHEN
10'0" x 8'11" plus entrance

Fitted with a range of modern base units in a white high gloss finish with stainless steel bar handle trim and matching white post-form working surfaces. The kitchen is further equipped with a stainless steel inset sink unit with mixer tap and draining board, provision for a gas cooker, plumbing for a washing machine and space for a tallboy fridge freezer. There is also a breakfast bar, central heating radiator, stainless steel extractor canopy and a wall mounted Worcester Bosch combination boiler. Part tiled splashbacks surround the preparation areas and to the rear elevation is a uPVC double glazed window and a composite double glazed door with privacy glass inset. The door gives access down a flight of stone steps to the rear garden and off-road parking area.

LOWER GROUND FLOOR

KEEPING CELLAR
20'1" x 7'10" overall

Split into two rooms

FORMER COAL STORE

Housing the fuse board and electricity meter

MAIN CELLAR

Where the gas meter, water meter and stop tap will be found. There is a a uPVC double glazed window positioned to the front elevation by a small external light well area. Power and light.

FIRST FLOOR

FIRST FLOOR

BEDROOM 1
15'5" x 13'9" max, 10'2" min

This substantial bedroom is also well presented and newly decorated with new light coloured carpet. There is a double wardrobe with cupboard storage above, a central heating radiator and a uPVC double glazed window positioned to the front elevation.

BEDROOM 2
15'10" max x 11'1"

Positioned to the rear of the property, also newly decorated and well presented with recently fitted carpets and a neutral colour scheme. There is a uPVC double glazed window to the rear elevation, a central heating radiator and shelving fitted to the former fireplace.

BEDROOM 4
12'3" max x 9'0" max

Another double bedroom to the rear of the property and in keeping with the remainder of the house. There is a uPVC double glazed window to the rear elevation and a central heating radiator.

FAMILY BATHROOM
7'10" max x 7'10" max

Fitted with a contemporary white three piece suite comprising pedestal hand wash basin with chrome mono block mixer tap, low flush wc and panel bath with matching chrome mono block mixer tap and shower fitments. There are complementary part tiled splashbacks, a central heating radiator, extraction and an aqua board style finish to the ceiling. To the front elevation is a uPVC double glazed window with privacy glass inset.

SECOND FLOOR

BEDROOM 3
20'0" max x 14'10" max

This spacious top floor bedroom enjoys good levels of natural light and is in good decorative order with neutral decor and new floor coverings. There is a central heating radiator and a uPVC double glazed window to the rear elevation. There is also useful eaves storage towards the front of the property and to the rear is a generously sized eaves area extending over bedroom which, subject to works and necessary consents, may be converted into additional accommodation, eg. an en suite bathroom.

OUTSIDE

There is a front buffer garden providing a good distance from the roadside and to the rear is a dual purpose off-road parking area and garden. Offering space for numerous vehicles together with the remaining area retained for a recreation area.

TENURE

We understand that the property is a leasehold arrangement.

COUNCIL TAX. BAND A.