



## 200 Almondbury Bank, Huddersfield, HD5 8EX

Offers In The Region Of £225,000

- Charming two-bedroom semi-detached home blending period character with modern décor
- Driveway providing off-road parking for multiple vehicles
- Spacious lounge/diner with beams, skylights, and feature fireplace with stove
- Enclosed rear patio overlooking mature woodland, offering a private outdoor space to relax
- Stylish kitchen with separate pantry providing excellent additional storage

# 200 Almondbury Bank, Huddersfield HD5 8EX

Delightful Two-Bedroom Semi-Detached Home Full of Character

This truly charming two-bedroom semi-detached home effortlessly blends period character with modern living. Offering stylish interiors, generous outdoor space, and an enviable woodland outlook, the property will appeal to first-time buyers, downsizers, and investors alike.



#### Entrance Hall

An original wide wooden door opens into a spacious and welcoming entrance hall, featuring a beautiful staircase leading to the first floor. A charming internal wooden door provides access to the open-plan living space.

#### Lounge / Diner

A magnificent character-filled living and dining area, perfect for both relaxing and entertaining. The room features a beautiful fireplace with stove, exposed beams, skylight windows, and pleasant views over the front garden. Tastefully decorated throughout, an elegant archway leads through to the kitchen.

#### Kitchen

The kitchen offers a range of cream wall and base units with a classic sink unit, along with space for a freestanding cooker and fridge freezer. An archway leads through to a separate pantry, providing excellent additional storage.

#### Landing

The bright and airy landing benefits from a double-glazed window with attractive woodland views. Internal doors lead to both bedrooms and the house bathroom.

#### Bedroom One

A superb double bedroom with stylish modern décor and a striking period fireplace that adds warmth and character. A large double-glazed window fills the room with natural light.

#### Bedroom Two

The second bedroom features modern styling, grey carpeting, and a double-glazed window overlooking the front garden. The room also benefits from practical built-in storage.

#### Bathroom

A well-appointed bathroom comprising a curved-edge bath with dual-head shower and glass screen, a contemporary wash basin with vanity unit, low-level WC, and an obscured double-glazed window providing both privacy and natural light.

#### Outside

To the front of the property is a charming garden mainly laid to lawn with shaped borders. A side driveway provides off-road

parking for multiple vehicles. To the rear is a fabulous enclosed patio area overlooking mature woodland—an idyllic and private space to relax and unwind.

#### ADDITIONAL INFORMATION

Council Tax: B

EPC: D

Tenure: Freehold

Parking: Driveway

#### UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Central Heating throughout and new boiler recently fitted

Broadband: Full Fibre Broadband

Mobile coverage: 4G/5G check with your provider

#### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

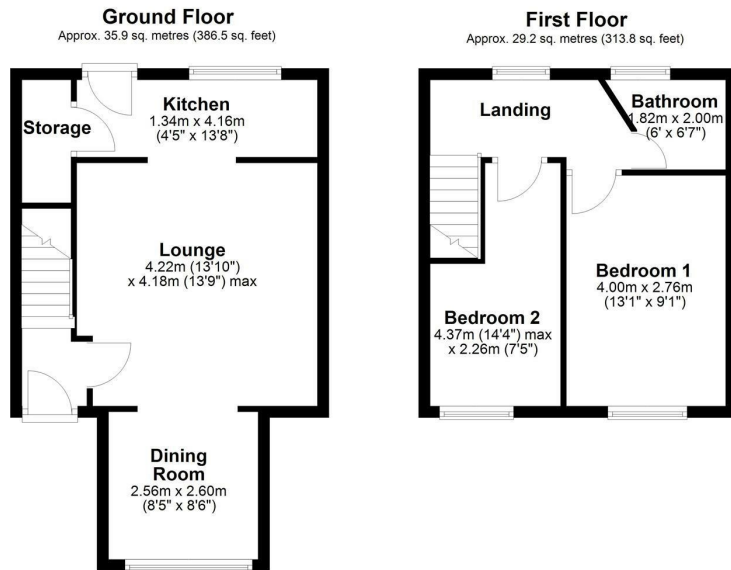
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Total area: approx. 65.1 sq. metres (700.3 sq. feet)



## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.