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01484 508000



**Broadgate Crescent, Almondbury  
Huddersfield,**

**Offers over £270,000**

Perfectly situated on a desirable corner plot with beautifully landscaped gardens on three sides and a double garage is this three-bedroomed semi-detached home. The property has recently been thoughtfully redesigned, modernised and upgraded which includes re-plastering, installation of a new kitchen with appliances and new heating system and bathroom to offer a contemporary and comfortable living space. There has been previously approved plans for a two-storey side extension which present an exciting opportunity for further enhancement. Offering a light and bright interior with crisp neutral décor, creating a welcoming and versatile space, the property offers ideal family accommodation in this popular and well regarded area. The accommodation comprises an entrance hallway, downstairs WC, good sized living room with bay window and open plan rear dining kitchen with French doors. The first-floor includes three well-proportioned bedrooms, a house bathroom and convenient loft access. There is a gas-fired central heating system with combi boiler and Hive Smart thermostat along with uPVC double glazed windows. Externally, the property occupies a corner plot with mature gardens providing privacy and space for relaxation. The driveway widens to be double width and provides parking and access to the detached double garage. This

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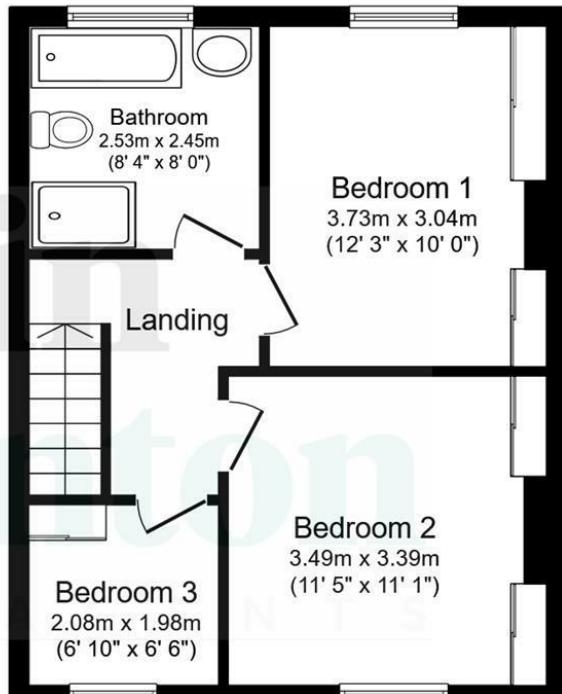
property benefits from vacant possession, is move-in ready and will be perfect for those seeking a home in a peaceful, desirable location.



**Floorplan**



Floor area 41.4 m<sup>2</sup> (446 sq.ft.)



Floor area 41.0 m<sup>2</sup> (441 sq.ft.)

**TOTAL: 82.4 m<sup>2</sup> (886 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### **Entrance Hallway**

An external uPVC door with opaque glazed panels and matching side screen gives access to the hallway. This light and bright hallway has a staircase rising to the first floor accommodation along with contemporary neutral décor and grey carpeting. There is a radiator and an oak internal door leading to the downstairs WC.



### **Downstairs WC**

This has a two-piece white suite comprising a wall-mounted hand basin with splashback and a low-level WC along with an extractor fan.



### **Living Room**

This generous reception room is positioned at the front of the property and has a five panelled uPVC semi-circular bay window, which floods the room with natural light. It has crisp neutral décor and grey carpeting. Recessed upon a raised hearth is a stove which is open for either gas, open fire/wood burner, providing a cosy yet open atmosphere. There is plenty of room for furniture along with a radiator and a large arcade leads through to the open-plan rear dining kitchen, seamlessly connecting indoor and outdoor living.



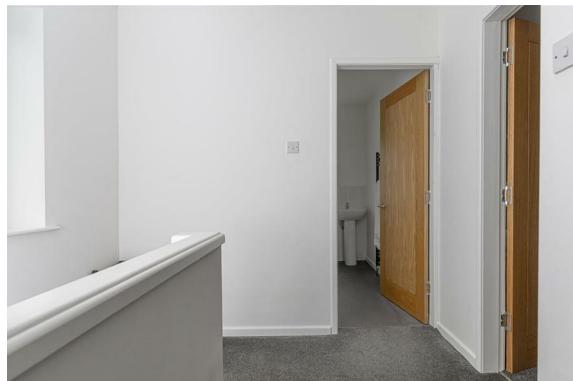
### **Dining Kitchen**

This was two separate rooms and runs the full width of the property, creating a very pleasant, open plan eating and entertaining space. It is light and bright with uPVC windows and French doors leading out into the garden. The kitchen area has an extensive array of units to high and low levels with working surfaces and worktops extending to create a breakfast bar. Integrated appliances include a hob with stainless steel splashback and canopy style filter hood above, microwave which can also be used as a grill and fan oven. There is a one-and-a-half bowl stainless steel sink along with space for freestanding appliances such as a fridge freezer and dishwasher. Through a pair of double doors, a useful under stairs cupboard provides storage, houses the washing machine and has a side uPVC window. The adjoining dining area can easily accommodate a large formal dining table and also be used as an everyday sitting area. There is an stylish upright radiator and an external timber door leads to the garden.



### **First Floor Landing**

From the hallway, a staircase rises to the first floor landing where a Slingsby ladder gives access to the loft area where there is full height standing space and electric lighting. The landing has a side uPVC window and oak internal doors which give access to all rooms on this floor.





**Details**

**Bedroom One**

This large double bedroom is positioned at the front of the property and has a uPVC window with a pleasant long distance outlook. There are built-in double wardrobes and high level storage on either side of the chimney breast along with plenty of space for further fitted or freestanding furniture. There is also a radiator.



**Bedroom Two**

This large double bedroom is positioned at the rear of the property and also has built-in double wardrobes and high level storage on either side of the chimney breast along with plenty of space for further fitted or freestanding furniture. There is a rear uPVC window and a radiator.



**Bedroom Three**

This single bedroom can take a bed width-wise or a bed base could be fitted over the bulkhead where there is currently a shelved storage cupboard. There is a rear uPVC window to the front elevation and a radiator.



## Details

### Bathroom

The contemporary bathroom is of a good size and has a four-piece white suite. There is a panelled bath with shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. A separate walk-in shower cubicle has a wall-mounted hand-held shower attachment and an overhead waterfall style shower fitting. There is an extractor fan along with a rear uPVC window and an upright chrome ladder-style radiator.



### External Details

The exterior of this home is a true highlight, featuring mature gardens that wrap around the property. At the front of the property is a low level perimeter wall and a double-width driveway which offers ample parking and leads to a detached double garage. On either side of the driveway are shaped level lawns with established flower beds, shrubs and hedge borders. On the right hand side of the garage, a gate gives access to a pathway with an integral store, where the central heating boiler is located. The pathway continues around to the rear of the property where there is a triangular lawn with established flowerbeds, borders and hedging, providing a good amount of privacy and plenty of space for outdoor activities and relaxation. There is also external water.



### Garage

The detached double garage has twin up-and-over doors and, we understand, has been re-roofed in recent times. It has power and lighting along with a side window and a rear personal door.

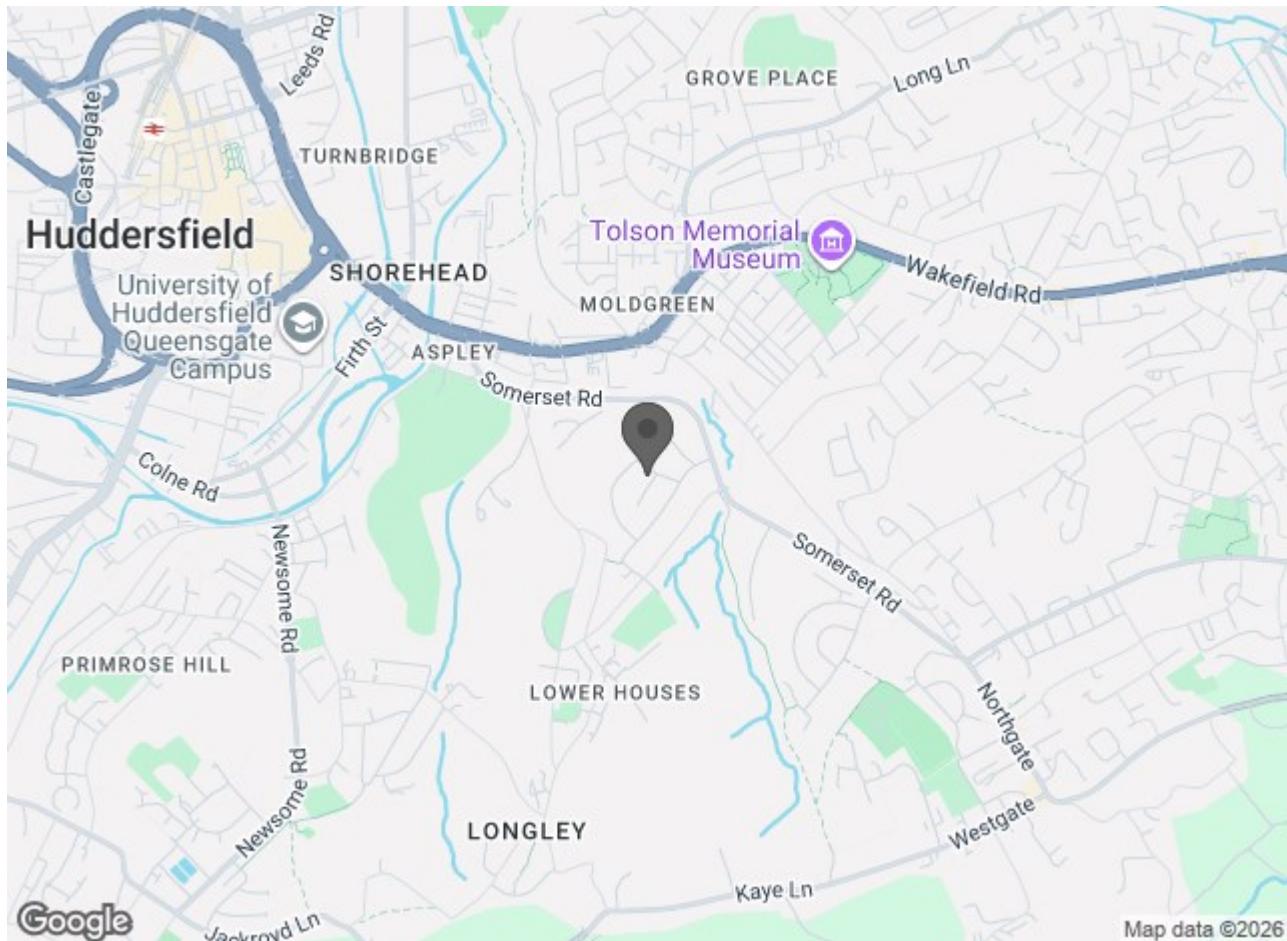
### Tenure

We await further confirmation regarding the tenure of this property from the vendor. 11.07.24

# Broadgate Crescent, Almondbury Huddersfield,



Directions



**Martin  
Thornton**  
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