

FREEHOLD



House - Detached (EPC Rating:)

**17A GREENHEAD ROAD, HUDDERSFIELD,
WEST YORKSHIRE, HD1 4EN**
Offers In The Region Of

£159,500



4 Bedroom House - Detached located in Huddersfield

17A GREENHEAD ROAD, GREENHEAD, HD1 4EN

An interesting Victorian stone built part rendered detached house with concrete tiled roof, located in the Springwood conservation area. It is conveniently situated approximately ¼ mile from Huddersfield town centre and accessible for Greenhead Park/College, Huddersfield Leisure Centre, Huddersfield University, and the Railway Station. The new mixed use 'Trinity West' development on the site of the former technical college which plans to feature a Lidl supermarket, is also just round the corner. The property offers flexible 4 bedroomed accommodation with one of the rooms located over a shared cobbled passageway. There is no outside land with the subject property but it has the benefit of right of access from both Greenhead Road, and back Greenhead Road to the front and rear, and benefits from permit parking on Greenhead Road (applications must be made via Kirklees Council). The property has sealed unit double glazing and a gas fired central heating system. The heating system, electrical system, and roof coverings were all replaced in 2015. It has previously been let out in it's existing ownership to groups of 4 (both working professional and student groups), and has also been occupied by families in it's previous ownership, so it will be of interest to growing families in the area, and investors alike. The accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL (16 FT 2 INCHES x 3 FT)

Full description

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GROUND FLOOR

ENTRANCE HALL (16 FT 2 INCHES x 3 FT)

2 radiators, door and window to front, cloak rail, stairs to first floor, built in cloak cupboard

DINING KITCHEN (16 FT 6 INCHES x 12 FT 6 INCHES max)

1½ bowl stainless steel sink unit, Lamona 4 ring hob, built in oven and cooker hood, plumbing for automatic washing machine, part tiled walls, radiator, obscure glazed window to rear

LIVING ROOM (9 FT 3 INCHES x 12 FT 6 INCHES max)

Obscure glazed window to rear, gas meter cupboard

SHOWER ROOM (11 FT x 5 FT ave)

Modern white suite with low flush wc, vanity sink, ideal LOGIC 30+ gas combination central heating boiler, extractor fan, ceramic tiled floor, obscure glazed window to front with external security bars

FIRST FLOOR

LANDING (15 FT 10 INCHES x 9 FT 5 INCHES max)

Windows to rear and access into all bedrooms

BEDROOM 1 (9 FT x 15 FT 8 INCHES ave)

Radiator, windows to front and rear and situated over passageway

SHOWER ROOM (5 FT 5 INCHES x 6 FT 6 INCHES)

Angular in shape with low flush wc, washbasin, separate shower compartment, chrome shower fitting and tray, ceramic tiled floor, fully tiled walls, window to front

BEDROOM 2 (13 FT 10 INCHES x 8 FT)

Radiator, window to rear

BEDROOM 3 (13 FT x 7 FT 9 INCHES)

Plus recess to door, radiator, 2 windows to rear

BEDROOM 4 (8 FT x 12 FT 2 INCHES max)

Radiator, window to front

OUTSIDE

Pedestrian right of access from security door to front from Greenhead Road and from security gates to rear from Back

Greenhead Road to cobbled forecourt and passageway

underneath bedroom 1. Pedestrian right of access with Wireless doorbell from security door to front from Greenhead Road.

TENURE

Long leasehold with 843 years unexpired term at a nominal ground rent (999 years from 29 September 1868)

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

Virgin Media fibre broadband is available at the property with top broadband speeds of up to 1130Mbps.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

A

ENERGY BAND

E

DIRECTIONS

From Huddersfield proceed along the A640 road from the town



centre and ringroad joining Trinity Street. After a short distance fork first left into Greenhead Road, and the property can be accessed from the door between 17 and 19 Greenhead Road through a passageway, or alternatively there is pedestrian access from the rear of the building on to Back Greenhead Road.

SOLICITORS

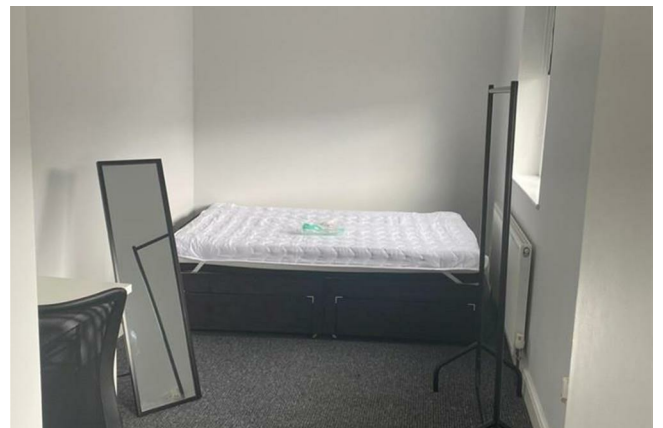
To be appointed

EXTRAS

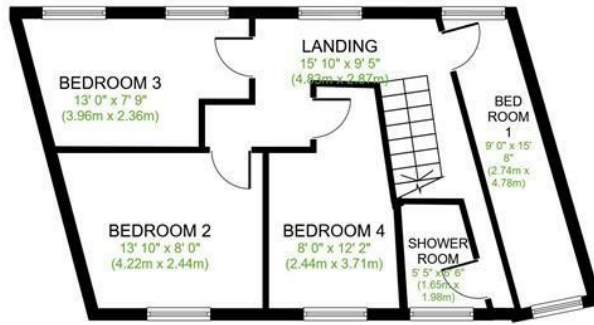
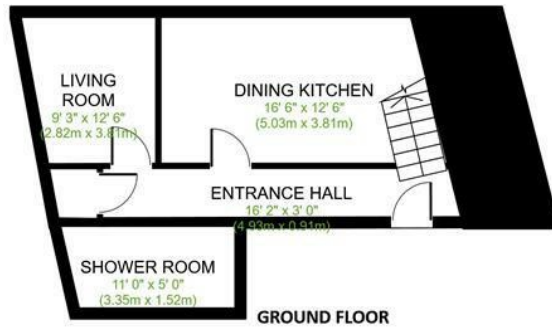
Carpets and curtains included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



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call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

