



**Cleveland Road, Huddersfield, HD1 4PW**

william  
h brown

**welcome to**

## **Cleveland Road, Huddersfield**

Presented immaculately, this generously sized Victorian home has character, space and style, making it the idyllic family home with off-road parking, expansive gardens, a garage and ample storage. **\*\*OFFERS OVER £460,000\*\***



## **Entrance Hall**

Characterful entrance hall fitted with oak flooring and warmed by a central heating radiator.

## **Lounge**

14' 6" x 15' 10" into recess ( 4.42m x 4.83m into recess )  
Immaculate lounge which is spacious and bright, with two single glaze wooden sash windows to the front providing lots of natural light. With a ceiling rose and original coving around. Warmed by a central heating radiator plus a feature fireplace.

## **Kitchen**

10' 9" x 11' 11" plus doorway ( 3.28m x 3.63m plus doorway )

Beautiful kitchen with oak flooring, fitted with a range of base and wall units with space for a gas range oven. With integral appliances such as a dishwasher, under counter fridge and freezer and integral storage cupboard. With a single glazed window to the rear and ceiling spotlights providing lots of light into the space. Warmed by a central heating radiator.

## **Dining Room**

15' 7" x 11' 10" into recess ( 4.75m x 3.61m into recess )

Carpeted dining room makes the home ideal for families, presented to a move in ready condition featuring original coving and french doors. Warmed by a central heating radiator.

## **First Floor**

### **Bedroom One**

14' 6" x 14' 4" into recess ( 4.42m x 4.37m into recess )

Fantastically spacious double bedroom which is again presented to an immaculate standard. Warmed by a central heating radiator, with two single glazed wooden sash windows to the front providing ample natural light.

### **Bedroom Two**

15' 7" x 14' 4" into recess ( 4.75m x 4.37m into recess )  
Another extremely spacious double bedroom with carpeted flooring, warmed by a central heating radiator, with a single glaze wooden sash windows to the rear.

### **Bedroom Three**

8' 6" x 8' 8" ( 2.59m x 2.64m )  
Well proportioned third bedroom makes the home ideal for growing families or those looking for a home office. Fitted with carpeted flooring and a single glazed windows to the front. Warmed by a central heating radiator.

### **Bathroom**

Beautiful family bathroom, which is modern and bright, with tile flooring the space is fitted with a free standing bath and separate walk in shower, low flush WC and wash hand basin. With a single glazed window to the rear and warmed by a heated towel rail.

### **Second Floor**

#### **Bedroom Four**

9' 11" x 16' 3" ( 3.02m x 4.95m )  
Carpeted bedroom finished to a high standard, with a single glazed window to the side. Warmed by a central heating radiator.

#### **Bedroom Five**

9' 11" x 19' 9" max plus dorma recess ( 3.02m x 6.02m max plus dorma recess )  
Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. With an integral cupboard and eave storage, plus a single glaze wooden sash windows to the side.

### **Cellar**

Four room cellar with York stone floors provides lots of extra storage. With space for a fridge/freezer, washing machine and tumble dryer.

## **External**

### **Front**

To the front of the property is a well kept tiered lawn and path leading up to the house, and a tarmac driveway to the side with gated access through to the rear of the property.

### **Rear**

To the rear of the property is a large lawn consisting of a raised decking area, lawn, pergola, bar and outdoor seating area. With the lawn stretching down to established trees, the space is private and well equipped for families.

### **Garage**

Garage with a single barn door, with an out tap and power. With a single glazed window to the side.

### **Special Features**

CCTV and security lights.



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## Cleveland Road, Huddersfield

- OFFERS IN THE REGION OF £475,000
- Spacious Victorian home
- Catchment for Lindley Junior school
- Immaculate throughout
- Beautiful private gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

\*offers over\*

# £460,000

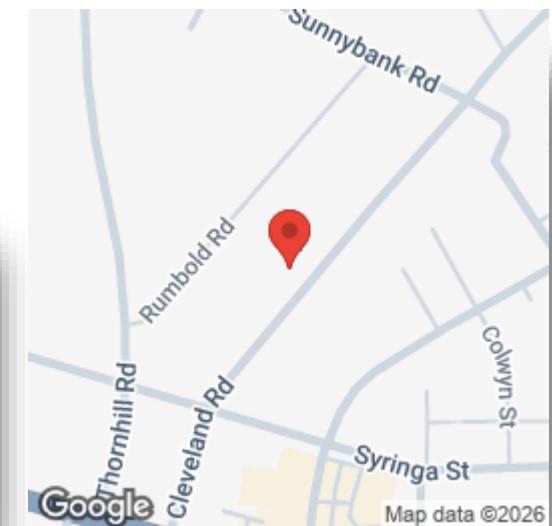


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Property Ref:  
HDF117888 - 0005



Please note the marker reflects the postcode not the actual property



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