



**Newsome Road, HUDDERSFIELD, HD4 6NQ**



**welcome to**

**Newsome Road, HUDDERSFIELD**

This charming detached bungalow presents an excellent opportunity for those seeking a well-appointed home in a convenient location. With no upper chain and competitively priced to sell, this property is sure to attract interest. **\*\*OFFERS OVER £200,000\*\***



## Lounge

15' 3" x 10' 11" ( 4.65m x 3.33m )

Enjoying a lovely a uPVC double glazed bow window to the front which allows an abundance of natural light to flood into this good sized and well presented reception room and is further improved by an additional gable window. The focal point is a fitted gas and coal effect living flame fire set within a period style fireplace and you will also find a central heating radiator and attractive high gloss finish antique oak floor covering.

## Dining Kitchen

13' 6" x 8' 6" ( 4.11m x 2.59m )

Well fitted with a range of matching, modern white wall and base units with laminated quartz effect working surfaces which incorporate a one and a half bowl stainless steel sink unit with side drainer and mixer tap over. Further equipped with an array of sockets and electric cooker point with overhead extractor fan with lighting and plumbing for a washing machine (also provision for dishwasher). There is a tiled floor covering and a uPVC double glazed window positioned to the rear elevation. There is an access door to the rear entrance porch and there is a loft hatch with a pull down ladder leading up to the loft space. Concealed within one of the units is the combination boiler.

## Rear Porch

3' 7" x 3' 7" ( 1.09m x 1.09m )

With uPVC double glazed windows and access door leading out to the exterior of the property

## Bedroom 1

10' 11" x 10' 11" ( 3.33m x 3.33m )

Boasting an extensive set of fitted bedroom furniture in a Maple wood style including a variety of wardrobes which provide hanging and shelving facilities. There are integral drawer units, a central heating radiator and a uPVC double glazed window positioned to the front elevation.

## Bedroom 2

14' 4" x 8' 9" ( 4.37m x 2.67m )

Situated to the rear of the property, having a central heating radiator, uPVC double glazed window and a selection of built-in wardrobes providing a range of hanging and shelving including matching draws, dressing table and bedside units.

## Bathroom

7' 2" x 6' 10" ( 2.18m x 2.08m )

This modern bathroom is fitted with a 3 piece white suite incorporating a low flush WC, contemporary hand wash basin, panelled bath with mixer tap, overhead shower and splash screen, a towel radiator and a uPVC double glazed window with privacy glass inset. Fully tiled to both the walls and floor.

## Attic/Loft Store

11' 5" x 10' 2" ( 3.48m x 3.10m )

Enjoying natural light through a uPVC dormer style, double glazed window. Accessed via the aforementioned fold away ladder from the kitchen and having an array of eves storage spaces to the front and rear elevations. A larger section of storage is founded in the hipped section of the roof void. Subject to works and building regulation this space could be modified into a good third bedroom.

## Outside

There are landscaped and tiered gardens to the front, along with a path/steps which leads up to the front door, as well as an attractive seating area to the side of the property plus a most useful external garden store which is in good order. To the rear there is a further easily maintained flagged patio garden style area and access to the detached single garage which is concrete sectional in construction.



**view this property online** [williamhbrown.co.uk/Property/HDF118366](http://williamhbrown.co.uk/Property/HDF118366)



welcome to

## Newsome Road, HUDDERSFIELD

- AN ATTRACTIVE DOUBLE FRONTED DESIGN
- 2 BED DETACHED WITH USEFUL ATTIC SPACE
- ELEVATED FROM THE ROAD SIDE
- OPEN TREE LINED ASPECT TO THE FRONT
- GARAGE AND GARDENS

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF118366](http://williamhbrown.co.uk/Property/HDF118366)



Property Ref:  
HDF118366 - 0013

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)