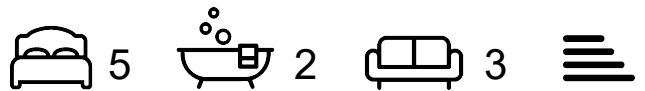




## New Hey Road

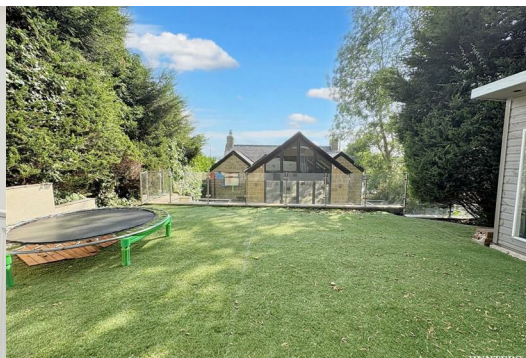
Huddersfield, HD3 4GP

Guide Price £350,000



FOR SALE BY MODERN METHOD OF AUCTION AT A STARTING BID OF £350,000 PLUS RESERVATION FEE.

Enjoying an elevated position, boasting far reaching views is this Tardis-like detached family home. The property, which has been extended and improved and enjoyed over years by the current owners, may well prove an ideal acquisition for the expanding family buyer or professional couple looking to access recommended nearby local schooling, along with various bars and restaurants. Also, being a short drive away from the M62 motorway network serving Leeds and Manchester city centres. Internally, the property offers flexible accommodation comprising entrance porch and hall, lounge, family room, kitchen with breakfast bar area, further office room/nursery and ground floor bedroom with en suite WC. To the first floor are four double bedrooms, with en suite to the master bedroom along with a modern family bathroom. The property enjoys a gas central heating system and is uPVC double glazed. Externally, the property has secured off street parking with a double garage with permit parking to the front elevation, along with a raised front patio area to the front. To the rear there is a large patio seating area with steps leading to the raised tiered garden which has ample privacy from the surrounding properties along with a further outbuilding which currently houses an indoor gym. To fully appreciate this formidable family home an internal inspection is required. Sold with no onward chain.



## AUCTION NOTES

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The eventual buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## ENTRANCE

A feature premium aluminium double glazed door opens to the entrance porch where there is laminate flooring, a ceiling light point, two radiators and windows, a staircase rising to the first floor and access to the following rooms: -

## FAMILY LOUNGE 11'6" x 12'6" (3.53m x 3.82m )

Feature pebble effect gas fire in an attractive lime stone fireplace. There is a decorative ceiling rose and coving, feature display shelving to the alcoves, radiator and a double glazed window to the front elevation enjoying distant views.

## SITTING ROOM 13'10" x 12'11" (4.23m x 3.95m)

Having a wall mounted gas fire, decorative ceiling rose and coving, picture rail, radiator and double glazed window to the front elevation.

## BREAKFAST KITCHEN 24'7" x 7'8" (7.51m x 2.36m )

Recently fitted with an attractive range of base and wall units with further pan drawers an inset half bowl stainless steel sink unit, drainer and contemporary mixer tap. There are tiled splash backs, laminate floor and a radiator. Integrated appliances include; double oven and grill, gas hob ring with a stainless steel extractor hood over, dishwasher, fridge, freezer and include washing machine and dryer. There are double glazed windows to rear elevations and a door providing access to the rear garden on either side.

## BEDROOM 5 6'1" x 9'1" (1.86m x 2.78m )

An ideal bedroom for those needing that extra bedroom with double glazed window and laminate flooring and fitted radiator

## EN SUITE WC

Fitted with a low level wc and vanity sink with mixer tap, being part tiled and fitted extractor fan

## OFFICE/NURSERY 14'11" x 10'10" (4.55m x 3.32m )

Another wonderfully sized room which offers the possibility of a third reception room or can be used as a cinema room or nursery

## LANDING

Access to four double bedrooms and family bathroom and games room.

## BEDROOM 1 12'2" x 12'11" (3.73m x 3.94m)

Having radiator and double glazed window to the front elevation, enjoying distant views, door leading to

## EN SUITE

Benefiting from a walk in shower cubicle with fitted wall mounted mixer shower with jet sprays and overhead rain shower with fitted radio, being fully tiled with a low level WC and hand wash basin.

## BEDROOM 2 10'3" x 16'8" (3.13m x 5.09m)

This extended bedroom has been extended to the front and has three fitted windows allowing ample natural light, with radiator.

## BEDROOM 3 11'10" x 12'11" (3.62m x 3.95m )

Another double bedroom with double glazed window to the front elevation and fitted radiator.

## BEDROOM 4 9'2" x 9'1" (2.81m x 2.79m )

Another double bedroom with fitted radiator and double glazed window.

## FAMILY BATHROOM

A modern family bathroom with a contemporary free standing bath with fitted mixer tap and hand held shower attachment. There is a his and hers wash hand basin with contemporary worktops, mounted on a timber plinth with a contemporary mixer tap, heated towel rail and low level V/C, frosted double glazed windows to the rear elevation.

## GAMES ROOM 15'0" x 18'10" (4.59m x 5.76m)

This is a fantastic additional feature to the main residence offering the growing family an ideal place to enjoy family games away from the main residence and with bi folding doors you simply step onto the rear patio area which has access onto the rear tiered garden space and also side access to both sides of the property including the front patio terrace with great views to the front.

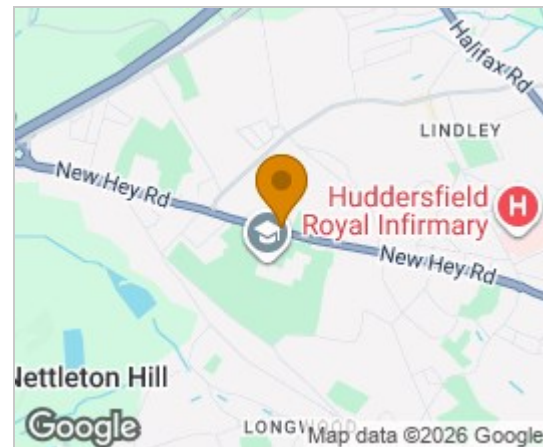
## GARDEN

To the front of the property is various permit parking and access to a double garage. There is also a garden frontage with a pathway leading to front balcony seating area above the garage with feature premium frosted glass. To the rear is a much more private tiered garden comprising; range of mature shrubs and trees, raised patio area providing ideal seating areas and additional tiered garden artificial lawn area,

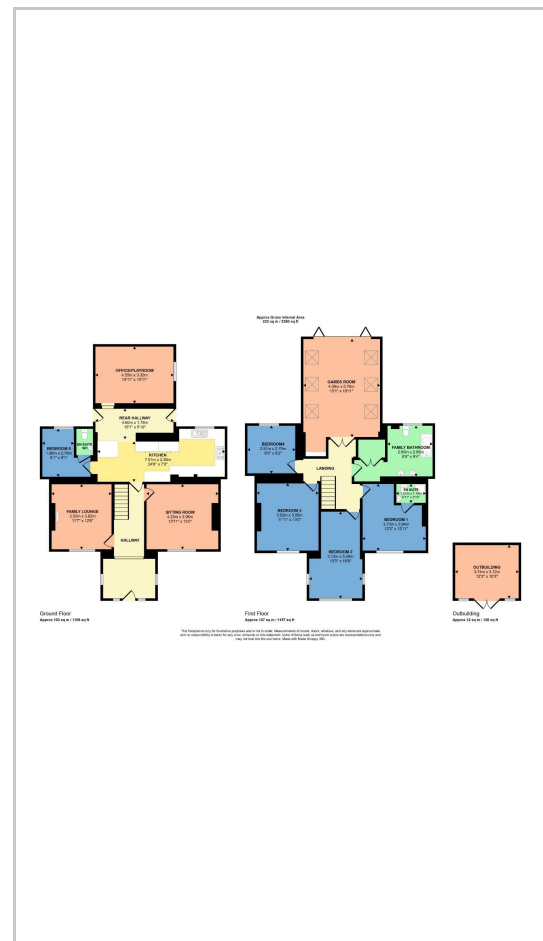
## OUTBUILDING 12'3" x 10'2" (3.74m x 3.12m)

Currently used as a gym but could be an ideal space for those working from home and wanting some additional office space away from the main family residence.

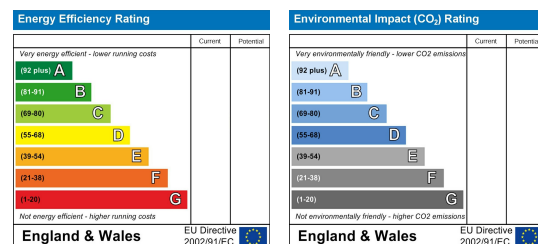
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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