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PLATINUM

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Grasmere Road, Gledholt
Huddersfield,

Offers in the region of £450,000

Offered with no onward chain, Heysleigh is a spacious four-bedroom family home, located just around the corner from Greenhead Park and conveniently placed for the town centre, train station, hospital and surrounding amenities. A great deal of time and effort has been invested into a programme of modernisation, restoration and interior updating. Some works will be required, including potentially landscaping the garden. Our clients have painstakingly replaced internal joinery with a modern version of the originals. There is a neutral colour palette and uPVC sash windows. The accommodation comprises an entrance hallway with a feature entrance door and fabulous staircase, large living room and open-plan dining kitchen with integrated appliances and French doors out into the garden. There is a large utility/workshop on the lower ground floor, along with useful keeping cellars. On the first floor, there are three bedrooms and a house bathroom with the wow factor. The top floor houses a large double bedroom with an adjoining study/gaming area and an en suite. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, the property occupies a corner position with gardens to three sides. The property would make an ideal commuting base and an internal inspection is an absolute must to appreciate the work that has been carried out so far.

Grasmere Road, Gledholt
Huddersfield,

Floorplan

All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Details

Entrance Hallway

An original broad timber door with leaded glazed panels and an ornate overlight provides access to the entrance hallway. The hallway has a neutral colour palette and a spindle staircase with newel post rising to the first floor accommodation. A great deal of time and effort has been invested in the internal joinery, with replaced skirting boards, door architraves and panelling in keeping with the period nature of the home. The high ceiling incorporates downlighting, hard wired smoke detector/alarm with and has LVT flooring. Access can be gained to the lower ground floor and there is a recess, perfect for shoes and coats, etc., along with a radiator. A timber and glazed external door leads out to the side of the property. A door leads into the living room.

Living Room

Positioned at the front of the home, this spacious and well-appointed principal reception room has a high ceiling, incorporating LED lighting and radiator. It has large uPVC sash windows providing lots of natural light from the front elevation. There is plenty of space for furniture.

Dining Kitchen

This open-plan room certainly has the wow factor and runs the full width of the property. It seamlessly blends character and contemporary style, with replacement joinery to match the originals. The room is light and bright with a rear uPVC sash window and French doors leading out into the garden. A central island unit incorporates a breakfast bar, with units beneath including double sockets with USB ports. There are wall cupboards and base units, worktops with matching upstands and a Rangemaster one-and-a-half bowl Belfast style sink. The centrepiece of the kitchen is a five-ring gas hob, incorporating a wok style burner, an illuminated filter hood and twin side-by-side fan ovens. There is an integrated dishwasher, space for a freestanding American style fridge freezer with a cold water supply and larder style units. The room has a continuation of the LVT flooring and plenty of space for a large formal dining table. The high ceiling incorporates downlighting and there are various wall and ceiling lights above the island unit. In the dining area, there is provision for a media wall with high level sockets and Internet access. There are two radiators, one of which is contemporary and upright. Hard wired heat detector/alarm is fitted.

Basement

From the entrance hallway, a staircase leads down to the basement.

Cellars

There are two cellars, one of which incorporates shelving and a keeping table. The larger area has been made into a utility/workshop space and has plumbing for an automatic washer and space for a condensing dryer. It houses the boiler for the central heating and hot water systems. Hard wired smoke detector/alarm is fitted.

First Floor Landing

The landing has the spindle balustrade and turned handrail of the staircase. There is a uPVC sash style window, neutral decor, replacement joinery, LED downlighting and a hardwired smoke detector/alarm is fitted.

Bedroom One

Positioned at the rear of the property, this large double bedroom has a high ceiling and LED downlighting. It has neutral decor, feature joinery, a uPVC sash window and a radiator.

Bedroom Two

This large double bedroom is positioned at the front of the property and has a high ceiling and LED downlighting. It has neutral decor, plenty of space for furniture, feature joinery and two radiators. There are two uPVC sash windows providing plenty of natural light.

Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC double-glazed window, internet access and a radiator.

Bathroom

This room certainly has the wow factor for its overall size

and standard of presentation. There is a freestanding double-ended bath with floor mounted taps incorporating a hand-held shower attachment. The large walk-in shower has glazed screens, a waterfall style shower fitting and a hand-held shower attachment, with a slate effect tiled interior. There is a rectangular hand basin with drawers below, and a low-level WC. The room enjoys a dual aspect, with opaque sash windows to the rear and side elevation. The high ceiling incorporates LED downlighting and there is similar flooring to that of the hallway and dining kitchen, along with an upright ladder style radiator.

Top Floor Accommodation

From the first floor landing, a staircase rises to the top floor. The initial section would be perfect as a study or gaming area and has a uPVC sash window to the side elevation, plenty of power sockets, Internet access and LED downlighting. From here, access can be gained to a large double bedroom, which, along with the gaming area, will be plastered and potentially decorated, subject to timescale.

Top Floor Bedroom

This bedroom has lots of power sockets, there is a rear roof light within the angled roofline and two radiators. It will have an en suite shower room, which will incorporate a walk-in shower, a hand basin and WC. There is downlighting and an upright chrome ladder style radiator.

External Details

The property occupies a corner plot, just around the corner from Greenhead Park, and has a low-level perimeter wall and two heavy stone gateposts, one of which bears the property's name. There is a central pathway with a lawned garden to one side and privet hedging. On the left-hand side, there is a wedged shaped garden, which could easily be landscaped. There is a second set of stone gateposts and a timber gate onto a pathway, leading around to the rear of the property. The rear garden has perimeter walling and fencing, and can be accessed from the French doors within the dining kitchen. There is external lighting and power.

Tenure

The vendor informs us that the property is freehold.

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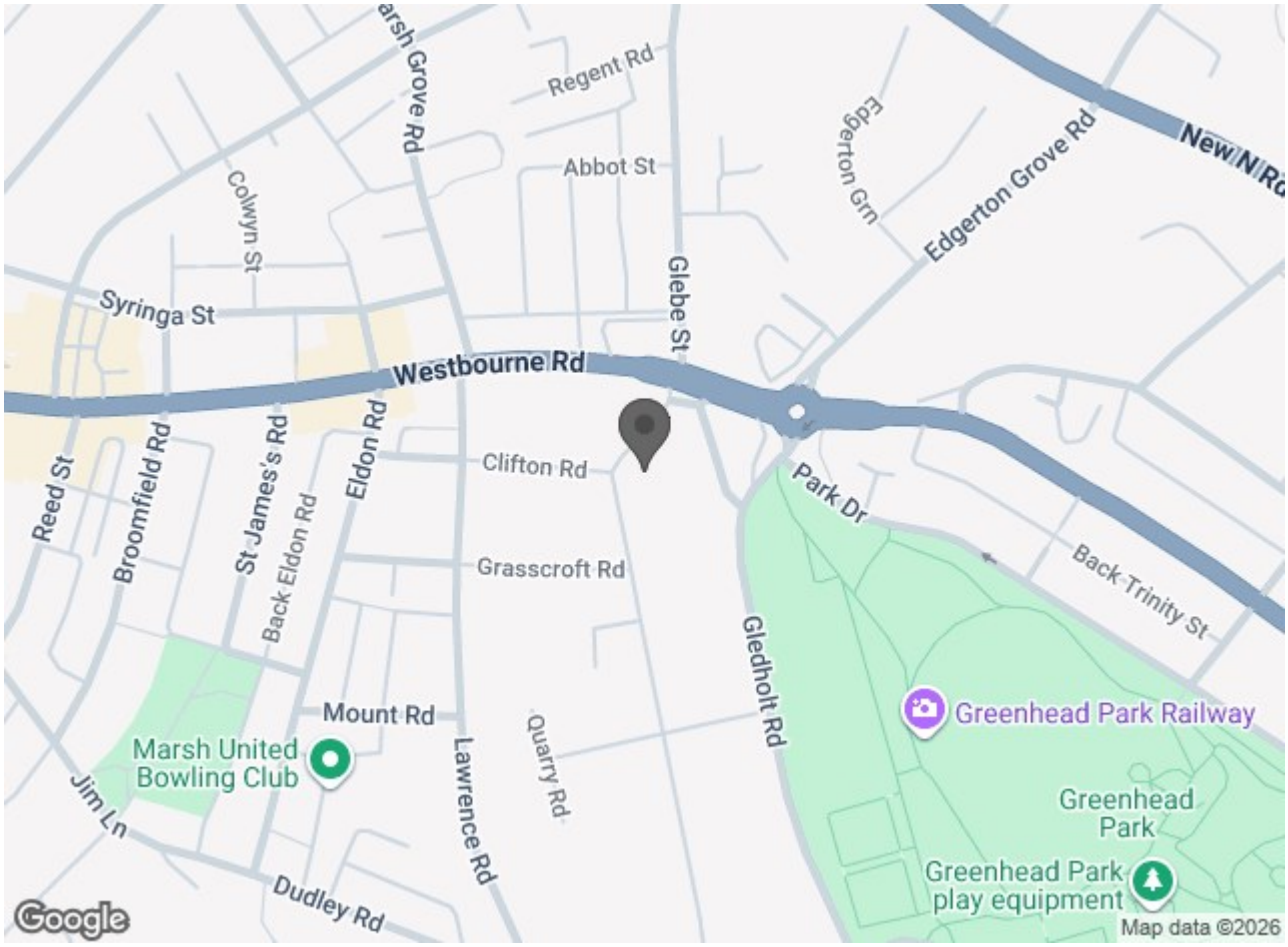
Directions



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