

FREEHOLD



House - Semi-Detached (EPC Rating: )

**22B HOLLY BANK ROAD, HUDDERSFIELD,  
WEST YORKSHIRE, HD3 3LX**  
Asking Price

**£325,000**

# 4 Bedroom House - Semi-Detached located in Huddersfield

22B HOLLY BANK ROAD, LINDLEY, HD3 3LX

An impressive stone built semi detached three storey house, located in this popular and desirable residential area, with delightful southerly facing aspect over the recreation field to the rear. The property is within walking distance of Lindley village centre, accessible for the reputable schools, shops and bus services. It is also within commuting distance for the M62, Leeds, Manchester and West Yorkshire conurbations. This property was built to a good specification by Bramble Construction circa 2015. It has stone built walls and a tiled pitched roof. The property enjoys gas fired central heating and upvc sealed unit double glazing. An internal inspection is imperative to appreciate the deceptively spacious accommodation throughout. The accommodation comprises:-

## GROUND FLOOR

ENTRANCE HALL (7 ft x 19 ft 3 inches)

Ceiling spotighting, turned staircase to first floor, oak handrail and glazed balustrading

CLOAKROOM (3 ft 4 inches x 6 ft 4 inches)

White low flush wc, washbasin, radiator, half tiled walls, extractor fan, obscure glazed window to front

## Full description

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STOREROOM (3 ft 4 inches x 3 ft)

BEDROOM 4/LIVING ROOM (16 ft 4 inches x 12 ft 6 inches)

Oak strip flooring, delightful access over sun patio and recreation field to rear, radiator, sliding aluminium patio doors, boiler store housing Vaillant gas condensing central heating boiler

INTEGRAL GARAGE (9 ft x 19 ft 3 inches)

Power and lighting, roller door to front, access door into hallway, plumbing for automatic washing machine

## FIRST FLOOR

LANDING (7 ft x 13 ft 2 inches)

Window to side, glazed balustrading and oak features, radiator

SITTING ROOM (16 ft 4 inches x 9 ft 8 inches plus 8 ft 10 inches x 5 ft 9 inches)

2 windows to front, ceiling spotighting, 2 radiators, a delightful spacious reception tastefully appointed

DINING KITCHEN (16 ft 4 inches x 9 ft 3 inches plus 8 ft 10 inches x 7 ft 2 inches)

Breakfast bar, range of fitted cupboards, drawers, wall units, single drainer 1½ bowl sink unit, 4 ring gas hob, built in stainless steel electric oven, 2 radiators, window to rear with open recreational view, French doors with access on to cantilevered sun balcony

## SECOND FLOOR

LANDING

Radiator, trapdoor access to roof void, glazed balustrading, secure glazed

window to side, ceiling spotighting

BEDROOM 1 (16 ft 4 inches x 12 ft 3 inches max)

2 radiators, 2 windows to front plus access into

EN SUITE BATHROOM (9 ft x 4 ft)

White low flush wc, pedestal washbasin, separate shower compartment with chrome shower fitting and tray, sliding glazed door, extractor fan, fully tiled walls to shower, half tiled to remainder, tiled flooring, wall mounted vertical heated towel rail

HOUSE BATHROOM (8 ft 10 inches x 5 ft 8 inches)

White modern suite, pedestal washbasin, low flush wc, paneled bath, chrome shower fitting above the bath with glazed screen door, wall mounted vertical heated towel rail, tiled flooring, extractor fan, fully tiled around the bath and half tiled to remainder, ceiling spotighting

BEDROOM 2 (8 ft 9 inches x 12 ft 9 inches)

Radiator, window and open view to rear

BEDROOM 3 (7 ft x 9 ft 5 inches)

Radiator, open rear view

## OUTSIDE

Driveway to front with offroad car parking, giving access in to INTEGRAL SINGLE GARAGE (9 ft x 19 ft 3 inches)

Roller door, access door into hallway, power, lighting and plumbing for automatic washing machine

Garden strip to front, shared pathway to side with neighbouring house, lockup gate, external water supply

To the rear is a delightful, enclosed stone paved patio garden with the benefit of the southerly aspect, and overlooking the playing field to the rear

Electric car charging point to front

## TENURE

Freehold (subject to solicitor confirmation).

## SERVICES

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

## VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

## COUNCIL TAX BAND

The property is assessed within band D for council tax purposes.

Information obtained from Directgov website.

## ENERGY BAND

Energy rating C. EPC dated 20 August 2024, to be renewed.

## DIRECTIONS

From Huddersfield proceed along the A640 New Hey Road via Trinity Street to the roundabout by the Junction public house near Greenhead Park. At this roundabout carry straight on for a further ½ mile along Westbourne



Road, merging into New Hey Road. Turn right by the Bay Horse mini roundabout, and ascend Acre Street, past the Huddersfield Royal Infirmary on the right towards Lindley centre. After a further  $\frac{1}{2}$  mile from the roundabout turn right into Holly Bank Road just after St Stephen's church and the clock tower. The property will be seen on the right hand side after approximately 200 metres.  
**SOLICITORS**

#### EXTRAS

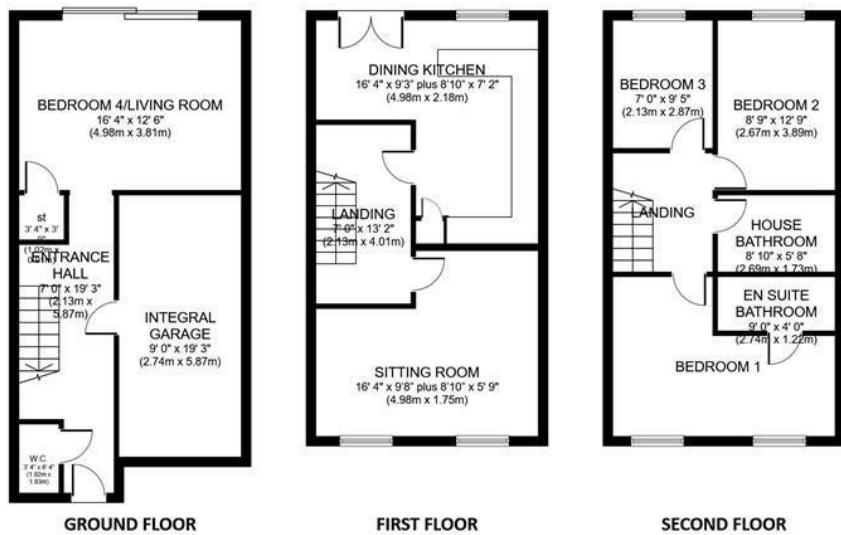
Carpets, curtains, blinds and light fittings included as seen.

#### 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.



## 22B HOLLY BANK ROAD



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



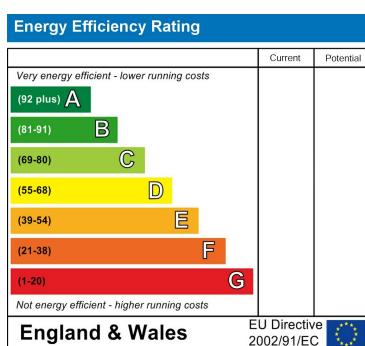
01484 536 799

Chartered Surveyors & Estate Agents

Council Tax Band

C

Energy Performance Graph



Call us on

**01484536799**

[info@jowett-huddersfield.co.uk](mailto: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.