

LEASEHOLD



House (EPC Rating: E)

4 GLEDHOLT ROAD, HUDDERSFIELD, HD1
4HP

£255,000



4 Bedroom House located in Huddersfield

A delightful Victorian inner through terrace house located in a block of four houses in a conservation area. The property is situated close to Greenhead Park and the local amenities of Marsh.

GROUND FLOOR

Reception Hall

Radiator, exposed pine flooring, moulded cornicing, dado rail, stairs to first floor and access into

LIVING ROOM

14'10" x 14'5"

Fitted coal effect living flame gas fire, Victorian fireplace, pine fire surround, marble style tiled inset and tiled hearth, moulded cornicing, frieze rail, radiator, window to front

DINING ROOM

15'8" x 14'0"

Radiator, oak strip flooring, period fireplace with dog grate, tiled inset, moulded cornicing, frieze rail, wall light points, upvc French doors to rear sun decking, steps leading down to

BREAKFAST KITCHEN

9'4" x 11'3"

Fitted cupboards, drawers, wall units, window to side, access door to side, stainless steel range style gas and electric cooker with 6 ring gas hob, overhead circulating fan, integrated dishwasher, single drainer 1½ bowl stainless steel sink unit with chrome mixer tap, ceiling spot lighting, access door to side

BASEMENT

WASH CELLAR

9'7" x 13'9"

Chimney breast, access door to rear, plumbing for automatic washing machine

KEEPING CELLAR

9'6" x 10'6"

Stone table

FORMER COAL STORE

4'0" x 9'6"

There are stone steps leading down to the basement from ground floor level

FIRST FLOOR

LANDING

Split level landing with obscure glazed window to rear, understairs store cupboard, staircase leading up to second floor, attic room

BEDROOM 1

13'3" x 14'7"

Including chimney breast, recess wardrobes, radiator, cast iron fireplace with dog grate, frieze rail, window to front

BEDROOM 2

13'3" x 14'3"

Radiator, painted mantelpiece, cast iron fireplace with dog grate, fitted wardrobes, window to rear

BEDROOM 3

6'3" x 11'0"

Plus, recess to door, radiator, window to front, dado rail

BATHROOM

11'0" x 10'4"

Victorian style roll top bath, pedestal washbasin, low flush wc, part painted panelled walls, store cupboard housing ideal LOGIC gas central heating boiler, separate shower compartment, electric radiator, wall mounted, obscure glazed window to side, fitted shelving, steps from split landing level

SECOND FLOOR

ATTIC BEDROOM 4

19'9" x 14'9"

measured purlin to purlin and maximum to eaves, 3 Velux skylight windows, exposed pine beams, stripped pine flooring, fitted wardrobes and cupboards, spindled balustrading and stairs from first floor level below, access into

EN SUITE SHOWER ROOM

4'9" x 7'6"

Arched doorway, separate shower compartment with Triton instant electric shower fitting and tray, glazed circular washbasin, low flush wc, part tiled walls

OUTSIDE

Garden to front with mixed hedging, stone stepped entrance, stone walling, enclosed paved garden to rear with timber trellis and whicker fencing, sun decking, stepping and balustrading from the dining room, gate and shared passageway access serving just Nos 4 and 6.

TENURE

Long leasehold for unexpired term of 999 year lease at a nominal ground rent (solicitor to confirm).

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

COUNCIL TAX BAND

C (information obtained from Directgov website).

ENERGY BAND

E Valid EPC dated 28 April 2021.

DIRECTIONS

From Huddersfield proceed along the A640 New Hey Road via Trinity Street to the roundabout at Gledholt. At the roundabout go just past the Junction public house and turn immediate left, keeping left around the back of the Junction pub and the property will be seen on the right hand side.

EXTRAS

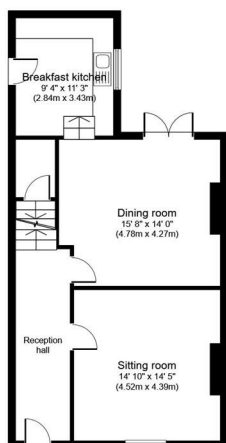
Carpets, curtains, blinds and light fittings included as seen.

NB

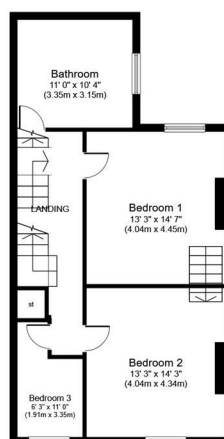
Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



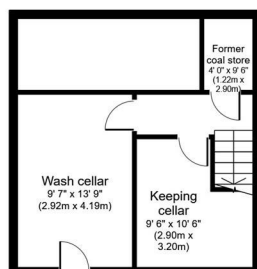
4 GLEDHOLT ROAD, GLEDHOLT, HD1 4HP



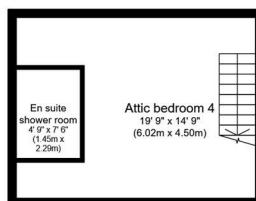
GROUND FLOOR



FIRST FLOOR



BASEMENT



SECOND FLOOR



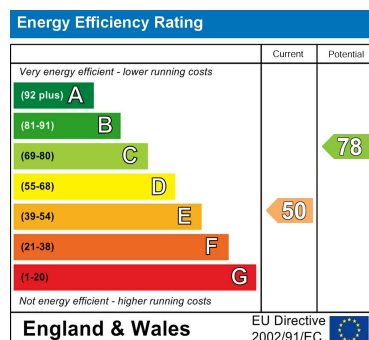
call into our office at 64 Lidget Street, Lindley, HD1 4HP or call us on

01484 536 799

Council Tax Band

C

Energy Performance Graph



Call us on

01484536799

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.

