

3 Elmfield Road,  
Huddersfield HD2 2XH

OFFERS IN THE REGION OF  
£299,995



SITUATED ON A PLEASANT TREE LINED STREET IN A CONSERVATION AREA, THIS BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS FOUR BEDROOM MID TERRACE FAMILY HOME BOASTS CHARACTER AND CHARM THROUGHOUT, A WELL MAINTAINED, ENCLOSED REAR GARDEN AND A DETACHED GARAGE.

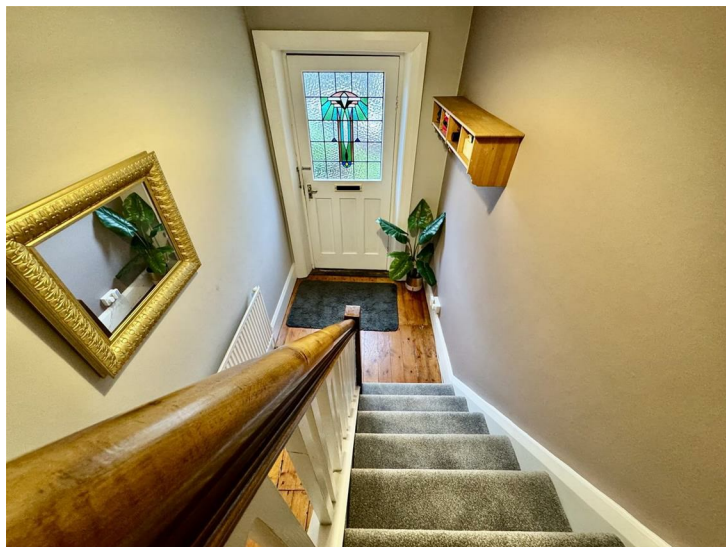
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through an original timber door with stained glass window into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. This space has lovely high ceilings, ample room for the storing of shoes and coats, timber flooring underfoot, doorways lead through to the living room, dining room and stairs ascend to the first floor landing.



## LIVING ROOM 11'3" x 14'0"

Currently used as the dining room, this light and airy room is beautifully presented, has high ceilings with intricate cornicing and has a multi fuel fire with an original slate fireplace. There is a great amount of space to accommodate free standing furniture, alcoves to either side of the chimney breast and a large window floods the space with natural light and gives a view of the front garden. A door leads through to the entrance hallway.



## DINING ROOM 17'1" x 13'10" max

A fantastic additional living space this separate dining room would alternatively make a second sitting room. The room is well presented, has high ceilings, a decorative fireplace and a large window provides pleasant views over the garden. Doors leads back through to the hall, through to an understairs cupboard ideal for household items and through to the kitchen.





### **KITCHEN 7'10" x 7'6" max**

Located at the rear of the property with a view of the garden is this modern kitchen which is fitted with a range of sage base and wall units, contrasting worktops, tile splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of space for a freestanding cooker and plumbing for a washing machine. Vinyl flooring flows underfoot, a door leads back to the dining room, through to the pantry and an external door opens to the garden.

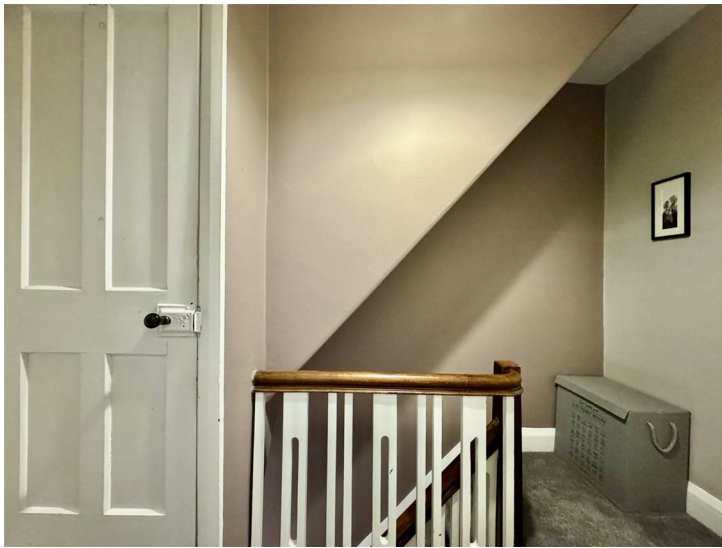


### **WALK IN PANTRY 7'0" x 4'0" max**

A great use of space located off the kitchen which provides storage and space for a freestanding fridge freezer. This space could also be utilised as a utility room or knocked through to extend the kitchen.

### **FIRST FLOOR LANDING**

From the entrance hallway stairs with spindled balustrades ascend to the first floor landing and doors lead to three bedrooms, family bathroom and a door opens to the staircase for the attic bedroom.



### **BEDROOM ONE / ATTIC ROOM 17'1" x 12'3" max**

This fabulous bedroom spans the full width of the property has ample room for free standing furniture, handy storage into the eaves, two velux windows allow natural light to flood through the room and a staircase descends to the first floor landing.



### **BEDROOM TWO 13'11" x 10'4" max**

Neutrally decorated, positioned at the front of the property and being an excellent sized double bedroom with ample room for freestanding furniture, again featuring a fireplace and a doorway leads on to the first floor landing.





### **BEDROOM THREE 14'1" x 10'9" max**

This generous sized double bedroom is positioned to the rear of the house with garden views and has ample space for freestanding furniture, features an original cast iron fireplace and a door leads on to the landing.



### **BEDROOM FOUR 7'6" x 6'4" max**

This bright single bedroom has space for freestanding furniture and is positioned at the front of the property overlooking the street scene below and a door leads on to the landing.





### **BATHROOM 9'8" x 5'10" max**

This attractive bathroom is fitted with a three piece white suite, including a bath with shower over, pedestal hand wash basin and a low level W.C. The room is partially tiled, has panelling, an obscure glazed rear window, floor to ceiling storage cupboard which is ideal for storing towels/toiletries, vinyl flooring underfoot and a door leads to the landing.



### **OUTHOUSE 7'7" x 3'9" max**

Accessed from the rear garden is this useful outhouse which can be used for storing garden equipment or outdoor furniture.

### **REAR GARDEN AND GARAGE**

This fence enclosed and peaceful patio and lawned garden is South West facing and can be accessed through a timber gate from the rear of the property or from the kitchen. This area offers a lovely space for Al fresco dining, barbecues, room for garden furniture and an outdoor tap.

At the end of the garden is a single detached garage with timber doors which can be accessed by a lane at the back of the house.





**EXTERNAL FRONT**

A sweeping pathway leads through a well established rockery garden which has shrubs, colourful plants and gives access to the front door.







## **\*MATERIAL INFORMATION**

### TENURE:

Freehold

### ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

### PROPERTY CONSTRUCTION:

Stone

### PARKING:

Garage / On Street Parking

### RIGHTS AND RESTRICTIONS:

In a conservation area.

Smoke control area.

### DISPUTES:

There have not been any neighbour disputes

### BUILDING SAFETY:

There have not been any structural alterations to the property

### PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - City Fibre

### ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.



## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

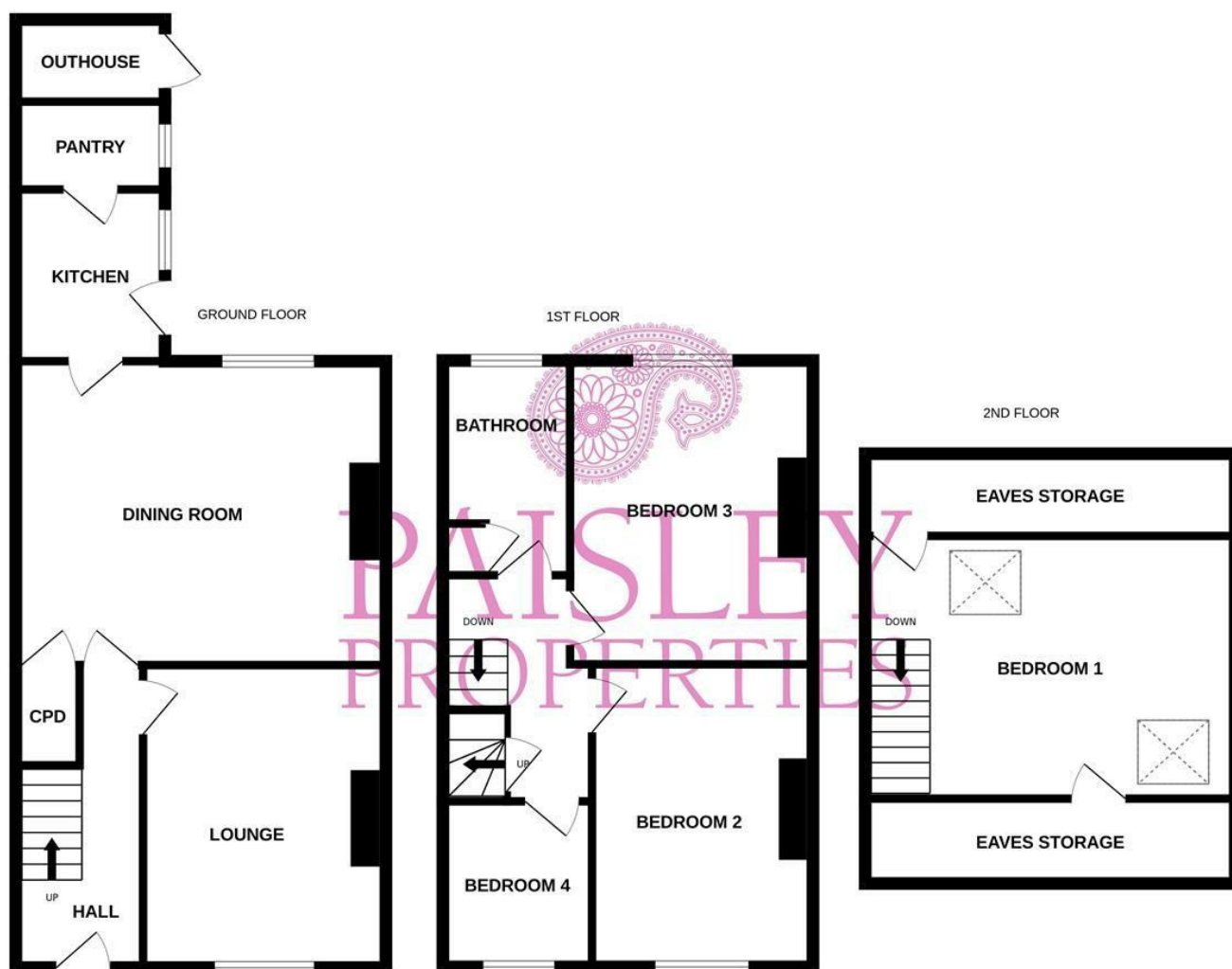
## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

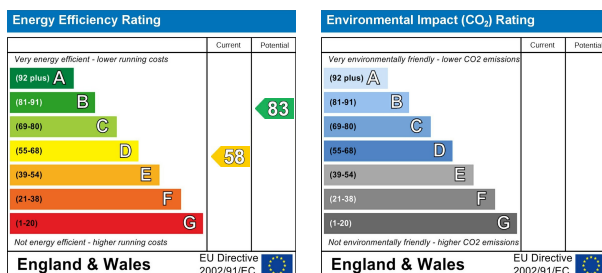
## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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