



### 31 - 33 Towngate

Newsome, Huddersfield, HD4 6JR

Offers in the region of £369,950



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## **The Cottage**

### **Entrance Vestibule**

Enter this characterful property via a composite door into the entrance vestibule with ceramic tiled flooring. Stairs with LVT flooring rise to the first floor. Access to the dining room.

### **Dining Room**

A spacious dining room with ceramic tiled flooring, feature beams and shelving. Wooden double glazed window to front aspect. Access to the living room, kitchen/diner, utility/shower room and cellar. There is also a door that leads into the business side of the property.

### **Living Room**

A spacious living room with re-claimed parquet flooring. A feature stone inset fireplace and stone hearth making an ideal focal point. PVCu patio doors lead out to the rear garden.

### **Utility/Shower/WC**

Leading off the dining room is this useful and modern utility/shower room with ceramic tiled flooring, matching wall and base units and laminate worksurfaces. There are two free standing spaces for appliances, one with plumbing for a washing machine. There is a WC and a large tiled walk in shower.

### **Kitchen/Diner**

A large kitchen diner to the rear of the property. This room does need modernising and the current owners do have plans drawn up for this project, should the new buyers want a copy of these. The kitchen currently has matching wall and base units, tiled flooring, laminate work surfaces and tiled splashbacks.

Integrated appliances comprise of a double electric oven, a hob and a ceramic sink and drainer under a PVCu window overlooking the rear garden. There are two free standing spaces for appliances. There is ample space for a family dining table and floor to ceiling cupboards provide extra storage space.

### **Landing**

Stairs rise to the landing with LVT flooring flowing throughout the first floor.

### **Master Bedroom**

To the front of the property is this large master bedroom with a vaulted ceiling and feature beams. Twin wooden double glazed windows provide plenty of natural light.

### **Bedroom Two**

A second spacious double bedroom with a feature open wardrobe across one wall. A PVCu window to front elevation.

### **House Bathroom**

This bathroom really does offer the 'WOW' factor with its large Italian porcelain tiles and Villeroy & Boch Sanitary ware. Oozing luxury this bathroom comprises of a concealed cistern WC, a bidet, a free standing bath and a large walk in shower with glass panel. Benefiting from an inset mirror and PVCu privacy window to front elevation.

### **Exterior**

To the rear of the property is a private and enclosed garden with an abundance of trees, shrubs and a lawn. To the front is a driveway with off road parking for three cars leading to a spacious garage with electrics and an electric door.

## **Business ( House of Wellness)**

The business is currently run as a Beauty Therapy, Physiotherapy and Aesthetic Clinic.

### **Reception Area**

Access via a composite door into this welcoming reception area. LVT flooring flows throughout. PVCu window overlooks the front aspect. Access to the disabled WC, Wet Room and both treatment rooms. Benefiting from storage cupboards, shelving and access to a large partially boarded loft.

### **Wet Room**

A fully tiled wet room with LVT non slip flooring and shower. Benefiting from a chrome towel rail.

### **Disabled WC**

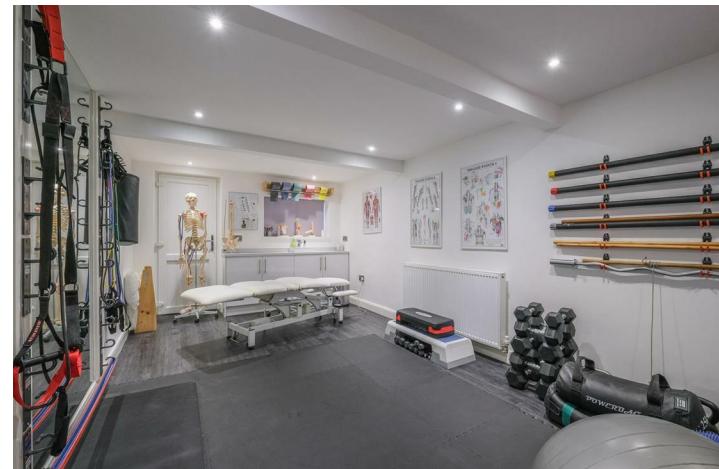
A spacious disabled WC with hand rails and wash basin.

### **Treatment Room One**

A spacious treatment room with storage cupboards and laminate worksurfaces. PVCu door to rear.

### **Treatment Room Two**

A large second treatment room with wooden double glazed window to rear aspect and a PVCu door out to the rear garden.



## Road Map



## Hybrid Map



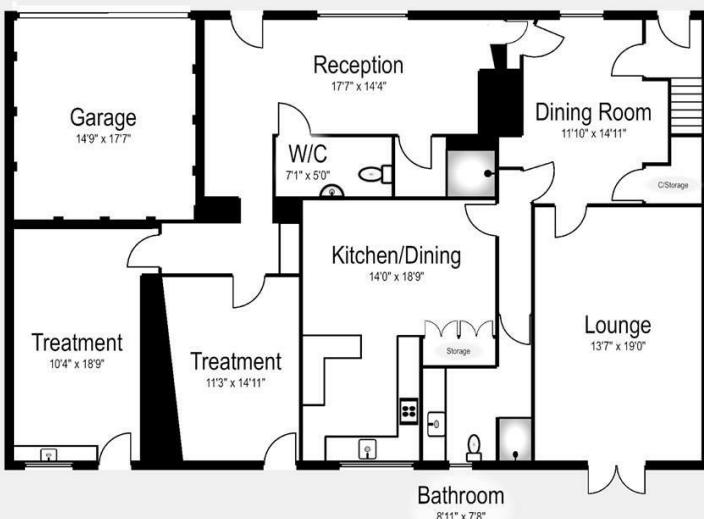
## Terrain Map



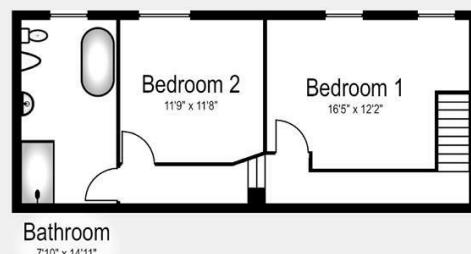
## Floor Plan

### Peter David Properties

Front Ground



1st Floor



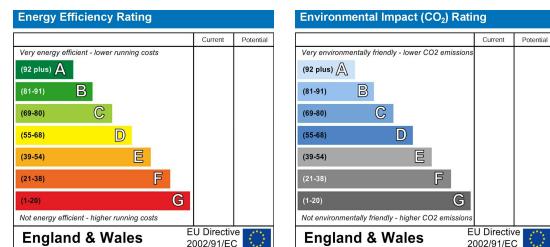
HD4 6JR  
Internal - 2415ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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