



New Hey Road, Huddersfield, HD3 4GH
£225,000

E&H Edkins Holmes
ESTATE AGENTS

Offering deceptively spacious and versatile accommodation, this substantial three double-bedroom mid-townhouse is conveniently positioned for a range of local amenities, well-regarded schools, Huddersfield Royal Infirmary and access to the motorway network.

The property features a generous dining kitchen with integrated appliances, together with an impressive south-facing living room providing a bright and welcoming space for both everyday living and entertaining.

To the first floor are three well-proportioned double bedrooms and a stylish contemporary shower room.

One of the standout features of the property is the extensive lower ground floor cellar space. Accessed directly from the dining kitchen and also benefitting from independent access from the rear garden, this area is currently used for storage and utility purposes. However, it offers excellent potential for conversion, subject to the necessary consents, and could provide additional living accommodation, a home office, gym or potentially a self-contained annexe.

Externally, the property enjoys an enclosed, low-maintenance decked rear garden, providing an ideal space for outdoor dining and entertaining. Resident permit parking is available to the front.

With three double bedrooms, generous living accommodation and considerable potential to further enhance the existing space, this is a versatile home that offers far more than first meets the eye. Early viewing is highly recommended.



Ground Floor:

Entrance Hall

Radiator. UPVC double glazed window to front elevation.

Lounge 13'1".2106'3" x 20'1" (4..642 x 6.132)

Two radiators. Two UPVC double glazed windows to rear elevation.

Dining Kitchen 15'1" x 12'10" (4.602 x 3.935)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Integrated dishwasher. Boiler. Radiator. Access to cellar. UPVC double glazed window to front elevation.

Lower Ground Floor:

Inner Hall

UPVC double glazed window to front elevation.

Cellar One 15'3" x 12'10" (4.664 x 3.917)

UPVC double glazed window to rear elevation.

Cellar Two 14'11" x 7'4" (4.564 x 2.252)

Rear Hall

Access to coal hole. UPVC double glazed door to garden.

First Floor:

Landing

Stairs from Entrance Hall. Loft access.

Bedroom One 15'1" x 12'11" (4.614 x 3.940)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 15'3" x 11'0" (4.649 x 3.356)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 12'0" x 8'9" (3.659 x 2.673)

Radiator. UPVC double glazed window to rear elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Towel radiator. UPVC double glazed window to front elevation.

Front Garden

Paved yard.

Rear Garden

Decking garden.

Council Tax Band

B

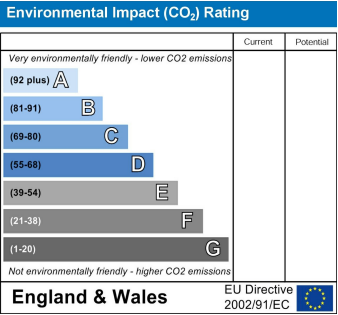
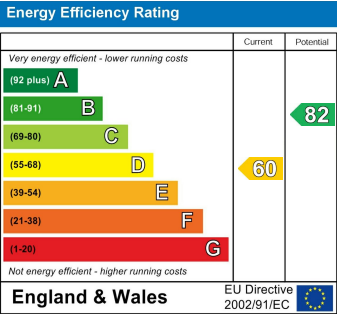
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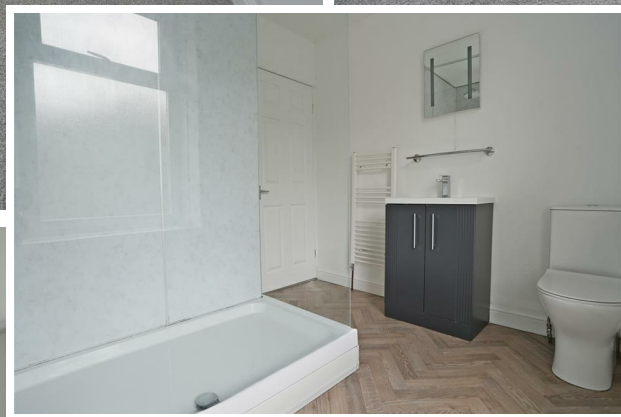
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
cotton.chains.smart

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All measurements are approximate and for display purposes only
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