



New Hey Road, Huddersfield, HD3 4GH
£260,000

E&H Holmes
ESTATE AGENTS

Offering deceptively spacious accommodation and excellent future potential, this substantial three double-bedroom mid-townhouse occupies a convenient position close to a range of local amenities, well-regarded schools, Huddersfield Royal Infirmary and the motorway network.

The property centres around a generous dining kitchen with integrated appliances and an impressive south-facing living room, creating an ideal environment for both everyday living and entertaining. To the first floor are three well-proportioned double bedrooms and a contemporary shower room.

A particular feature of the property is the extensive lower ground floor cellar space, accessed directly from the dining kitchen and benefitting from its own independent access from the rear garden. Currently utilised as ancillary storage and utility space, the cellars offer exciting scope for conversion, subject to the necessary consents, with the potential to create additional living accommodation or a self-contained annexe.

Externally, the property enjoys a low-maintenance decked rear garden, ideal for outdoor dining and entertaining, whilst resident permit parking is available to the front.

Combining generous proportions, versatile accommodation and significant potential for further enhancement, this is a home that offers far more than first meets the eye.



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


Location


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

Disclaimer

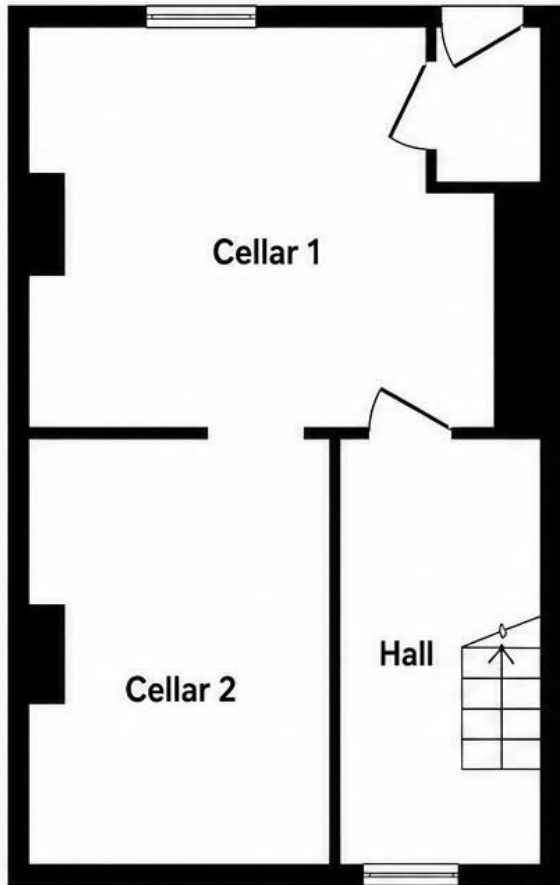
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

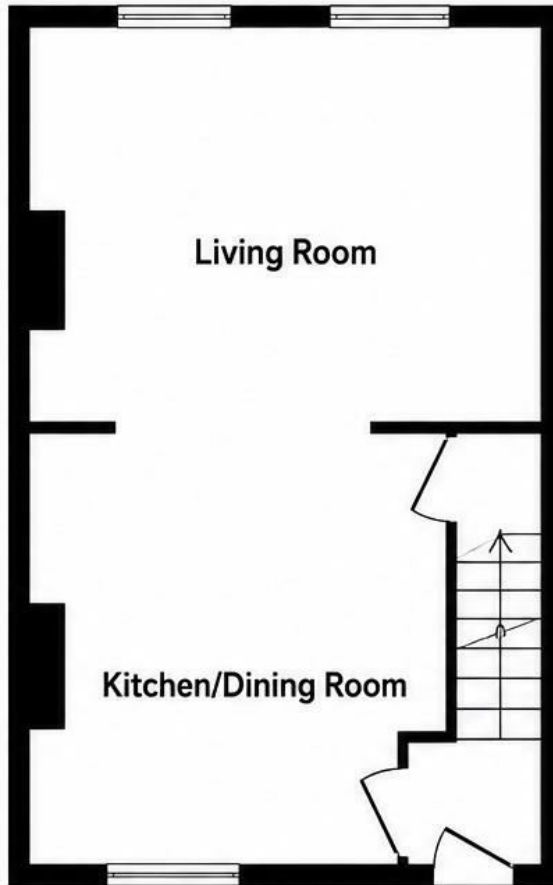
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



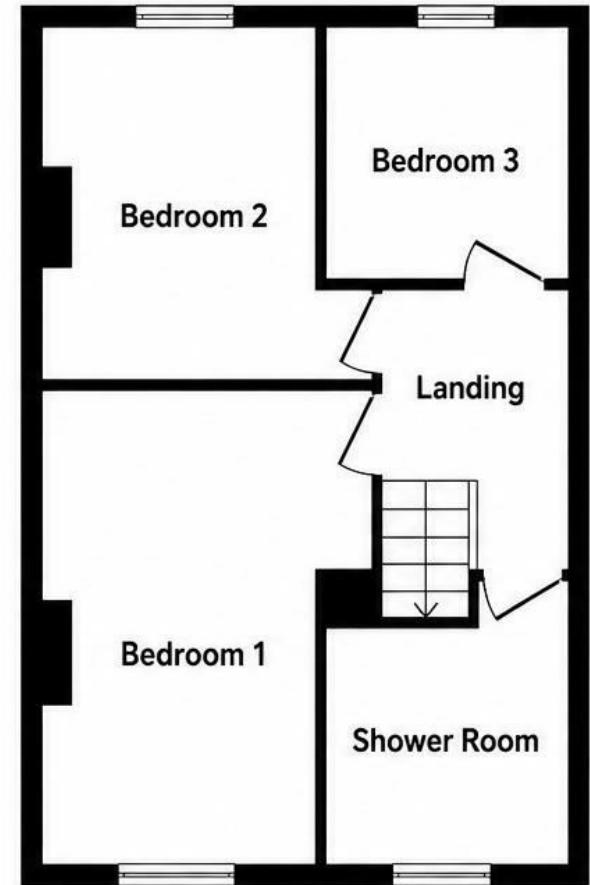




Lower Ground Floor



Ground Floor



First Floor