



39 Holly Road, Thornton Lodge, Huddersfield, HD1 3SE

£339,950

**bramleys**



### NO UPPER CHAIN

This large end terraced property has been substantially extended, providing spacious accommodation ideal for a growing family. Boasting five well-proportioned bedrooms, including four doubles and a single together with an attic room that can serve as a versatile space for various needs. Also featuring three inviting reception rooms, providing ample space for relaxation and entertainment together with two bathrooms (shower room to ground floor and bathroom to first floor). The property has gas fired central heating, uPVC double glazing, garden to front and gated low maintenance flagged patio and detached garage with internal power to the rear.

Situated close to local amenities and just a short distance from Huddersfield town centre approximately 1 mile away. While the property does require some refurbishment, it presents a fantastic opportunity to create a personalised living space tailored to your own taste and style.





## GROUND FLOOR:

### Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has a staircase rising to the first floor.

### Sitting Room

13'9 x 15'1 (4.19m x 4.60m)

Forming part of the side extension, this spacious reception room has a gas fire, wall light points, a central heating radiator and uPVC double glazed window.

### Shower Room

Having fully tiled walls, wet room style flooring, walk in shower, wc, wash hand basin and extractor fan. There is a wall mounted cupboard which houses the central heating boiler and a uPVC double glazed window.

### Lounge

13'11 x 13'8 (4.24m x 4.17m)

Another spacious reception room with gas fire, a central heating radiator and uPVC double glazed window.

### Dining Room

11'9 x 8'0 (3.58m x 2.44m)

Having fitted storage within the alcove, a central heating radiator and a uPVC double glazed window.

## Kitchen

11'1 x 8'6 (3.38m x 2.59m)

The kitchen has paneling to the walls and ceiling and a range of wall and base units with working surfaces over, tiled flooring, gas cooker point, stainless steel sink unit, space and plumbing for a washing machine and serving hatch into the sitting room. There are two uPVC double glazed windows and an external door.

## FIRST FLOOR:

### Landing

Having a central heating radiator and staircase rising to the attic room.

### Bedroom 1

13'7 x 11'4 (4.14m x 3.45m)

This spacious double room has fitted wardrobes, understair stair storage, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

13'8 x 7'9 (4.17m x 2.36m)

Another double room which has a central heating radiator and uPVC double glazed window.



### Bedroom 3

10'1 x 9'3 (3.07m x 2.82m)

Another double room which has a central heating radiator and uPVC double glazed window.

### Bedroom 4

11'11 x 10'6 (3.63m x 3.20m)

A double room with a central heating radiator and uPVC double glazed window.

### Bedroom 5

6'2 x 8'11 max 6'3 min to bulkhead (1.88m x 2.72m max 1.91m min to bulkhead)

This single room has a bulkhead with storage above, a central heating radiator and a uPVC double glazed window.

### Bathroom

Having a three piece coloured suite comprising bath with shower attachment over, wc, pedestal wash hand basin, a central heating radiator and a uPVC double glazed window.

### SECOND FLOOR:

#### Attic Room

13'8 x 10'6 (4.17m x 3.20m)

A useful space which could be utilised as a study or play room and has access to eaves storage space, a sky light window and a uPVC double glazed window.

### OUTSIDE:

There is a garden area to the front and gated path down the side which gives access to the rear. Large wrought iron gates lead into the rear flagged patio which houses a garage. The garage measures 17'10 x 9'5 and has internal power and a side entrance door.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Manchester Road (A62) and proceed through Longroyd Bridge. After the second set of traffic lights take second left into Thornton Lodge Road, at the top of this road turn right onto Yews Hill Road. Turn right onto Thomas Street and then left onto Holly Road where the property can be found.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### MORTGAGES:

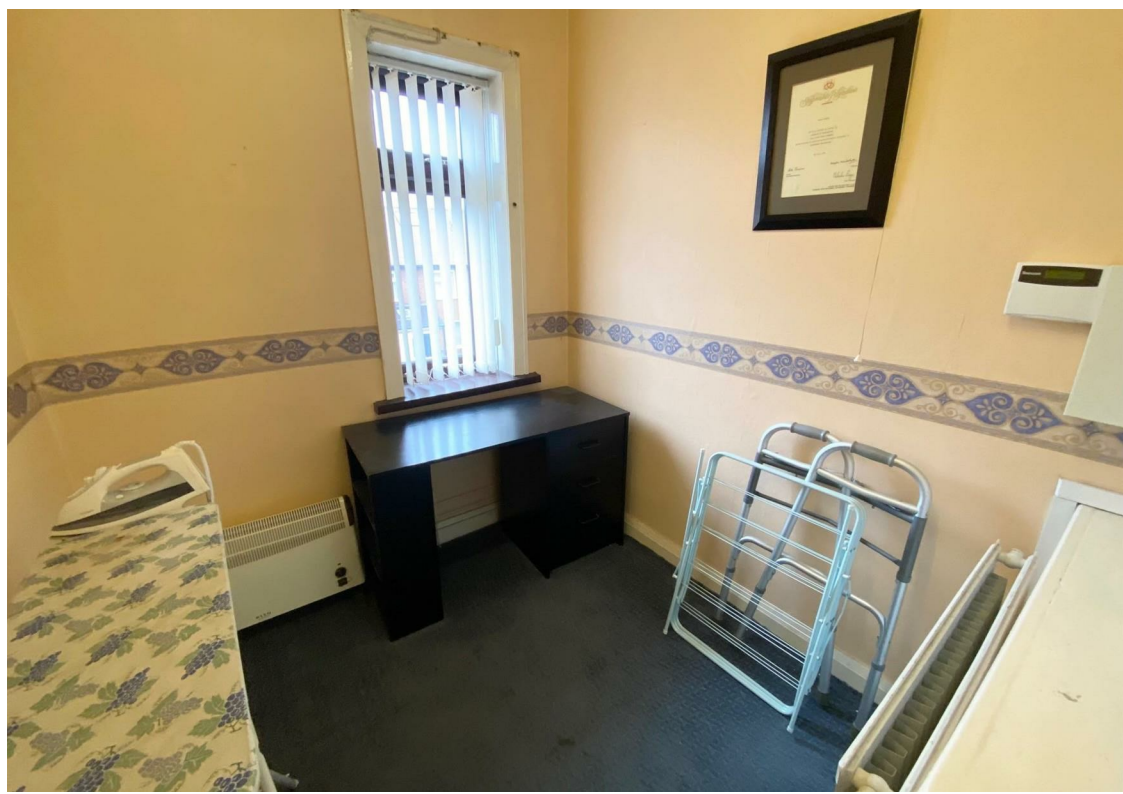
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

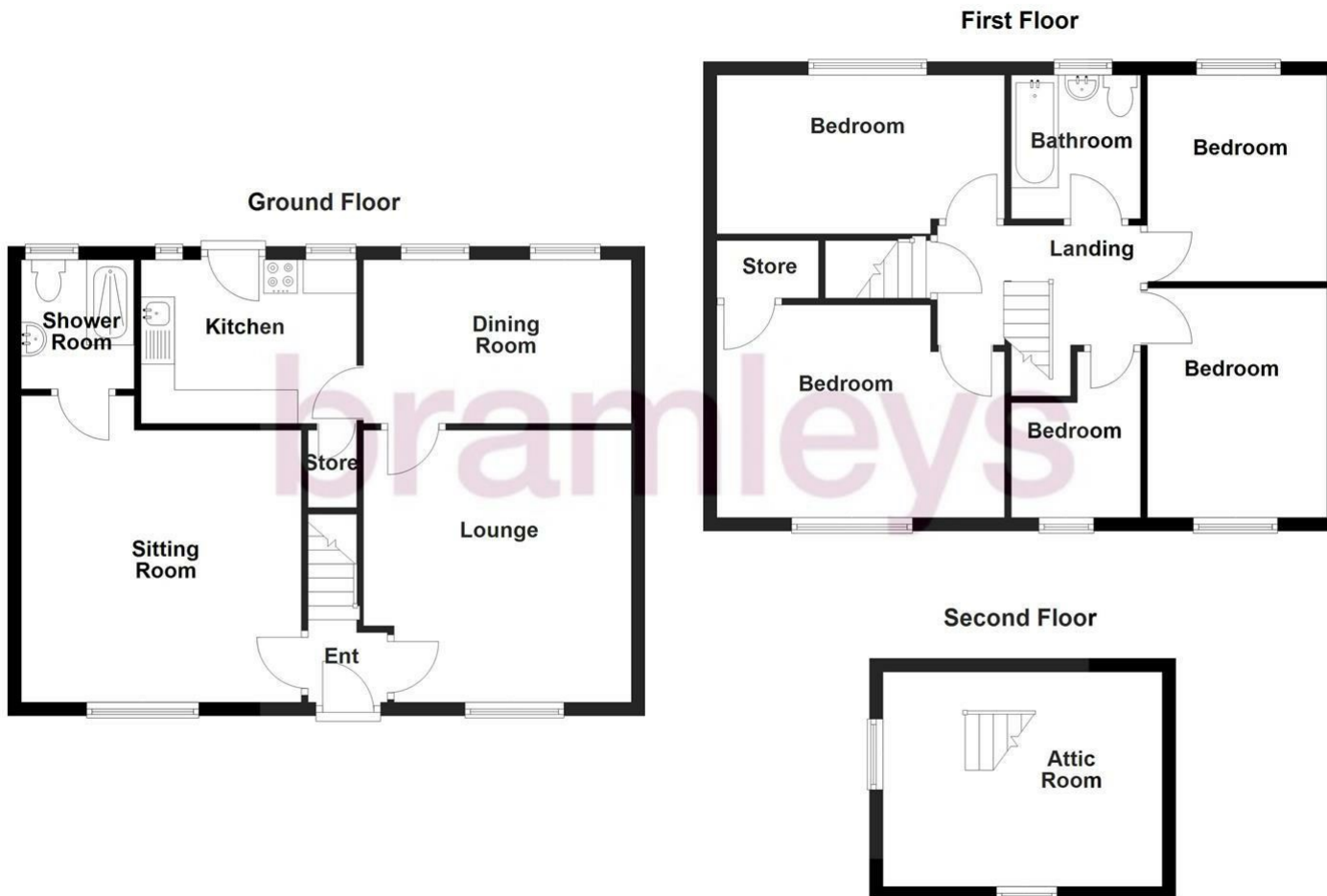
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NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.



#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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

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