



334 Newsome Road, Newsome, Huddersfield, HD4 6LP

£280,000

bramleys

NO UPPER CHAIN

Offering approximately 1,485 sqft of accommodation spaciouly laid across 3 levels, this 4 bedroom semi-detached residence is deceptively spacious inside. Boasting a wonderful master suite with en-suite shower room, this home benefits from 2 reception rooms and modern kitchen space. Being well maintained throughout by our current vendors, the home has been fitted with an array of modern appliances and would be particularly suited to the first time buyer or growing family. With a low maintenance front garden and impressive well manicured rear garden, the property is situated in the popular area of Newsome that is particularly ideal for access to Huddersfield town centre and a wide range of local amenities.

The accommodation briefly comprises of an entrance hall, WC, lounge, dining room, kitchen. To the first floor are 3 bedrooms and house bathroom. To the second floor is the master suite with en-suite shower room. Book your immediate internal inspection without delay.

Energy Rating: D





GROUND FLOOR:

Access is gained to the side of the property via a double glazed door.

Side Entrance Hall

An oak effect spindle rail balustrade staircase elevates to the first floor and a further staircase descends to the lower ground floor.

Cloakroom/WC

Comprising of a low flush WC, vanity sink unit with cupboard storage beneath and monobloc mixer tap, uPVC double glazed obscure window to the front elevation, chrome heated towel rail and a uPVC double glazed door.

Lounge

14'1" x 12'5" (4.29m x 3.78m)

This good sized reception room has a uPVC double glazed bay window to the front elevation, inset coal effect gas fireplace set into the chimney breast and central heating radiator. Being open to the dining room.

Dining Room

15'1" x 12'3" (4.60m x 3.73m)

Enjoying a pleasant aspect overlooking the rear garden via a uPVC double glazed bay window. There is a central heating radiator and inset coal effect gas fire set into the chimney breast.

Kitchen

10'3" x 5'11" (3.12m x 1.80m)

Fitted with a range of modern wall, drawer and base units finished in high gloss, laminate granite effect work surfaces, tiled splashbacks and an inset 1.5 bowl sink with side drainer. Integral appliances include an electric oven, 4 ring gas hob, overhead extractor hood and plumbing for a washing machine. There is also a uPVC double glazed window to the rear elevation and central heating radiator.

LOWER GROUND FLOOR:

Cellar

A keeping cellar with central heating radiator and coal store cupboard.



FIRST FLOOR:

Landing

With a uPVC double glazed window to the side elevation and stairs ascend to the second floor.

Bathroom

Furnished with a 3 piece suite briefly comprising of a low flush WC, floating wash hand basin with monobloc mixer tap and panelled bath with mixer tap and overlying shower attachment. There is also an obscure uPVC double glazed window to the rear elevation, tiled splashbacks and heated towel rail. A useful storage cupboard houses the central heating boiler.

Bedroom 2

15'0" x 11'6" (4.57m x 3.51m)

Enjoying a pleasant rear aspect, with a uPVC double glazed window, central heating radiator and bank of built-in wardrobes with sliding mirror doors.

Bedroom 3

14'2" x 11'1" (4.32m x 3.38m)

Having a uPVC double glazed window to the front elevation, central heating radiator and built-in wardrobes.

Bedroom 4

5'6" x 7'5" (1.68m x 2.26m)

With a uPVC double glazed window to the front elevation, central heating radiator and useful understairs store cupboard.

SECOND FLOOR:

Landing

Master Bedroom

14'9" max x 16'8" max (4.50m max x 5.08m max)

A spacious master bedroom with 2 Velux roof style windows and a central heating radiator.

En Suite Shower Room

Furnished with a 3 piece suite which briefly comprises of a low flush WC, vanity unit incorporating underlying cupboard storage space and monobloc mixer tap and a separate shower cubicle. There is also a heated towel rail.

OUTSIDE:

To the front there is a low maintenance paved yard with raised flowerbed. A pathway leads down the side of the property to the rear where there is gated access to the garden. To the rear there is a raised paved seating area with stairs leading down to a well manicured garden which is mainly laid to lawn with timber shed and pottery area. There is also a pond.

Garage

The property leases a garage from Kirklees Council which is situated on Ingleton Road.

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 Chapel Hill (A616), take a left turn after the lights into Colne Road and then left on to Queen Street South. Follow the road to the right and proceed over the bridge. Continue straight ahead up Newsome Road and proceed straight ahead at the mini roundabout. Just as the road starts to bend, the property will be found on the right hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

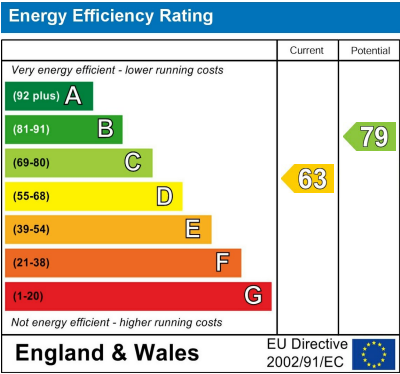
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MORTGAGES:

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.

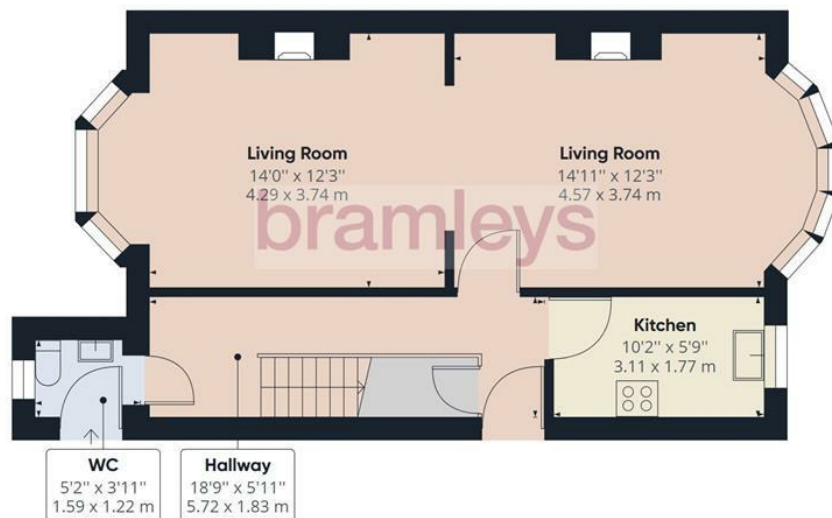
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.









Approximate total area⁽¹⁾

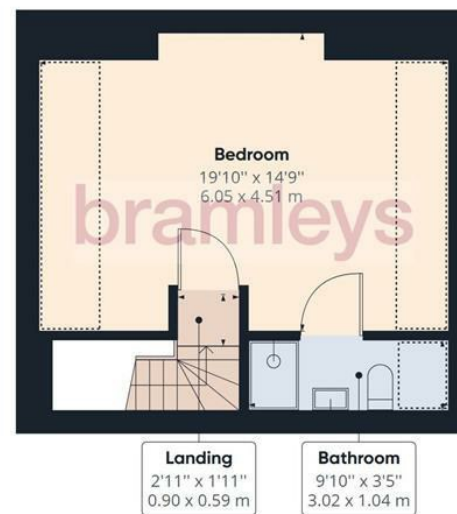
1485.82 ft²

138.04 m²

Reduced headroom

77.33 ft²

7.18 m²



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

