



**RE/MAX**  
PROPERTY HUB



**29 Gilthwaites Lane, Huddersfield, HD8 8SG**

**Asking price £230,000**



## Front of property



To the front of the property are beautiful mature gardens stepped up from the roadside. South facing aspect takes full advantage of the sunshine and the solar panels. With views over Denby Dale this is a lovely space.

## Dining/Reception Room 18'0" x 12'2" (5.51m x 3.71m)



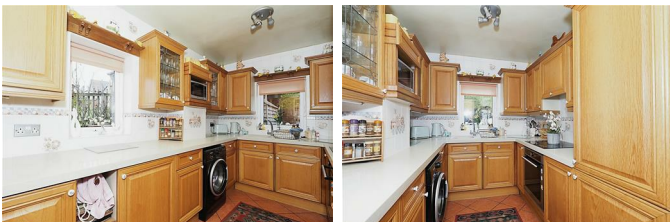
Situated next to the Kitchen this lovely Dining room go Reception room is a great size to entertain guests or just relax overlooking the garden through the patio windows. The solid wood hand made stairs are to the side and offer easy winding access to the first floor rooms as well as being a lovely future for the room.

## Main Lounge 18'0" x 12'9" (5.50m x 3.91m)



This room leads from the Dining Room / Reception room and is a lovely quiet space at the side of the home. A great family room with plenty of natural light from the two double glazed windows front and rear. Carpeted this room has soft decor and has a relaxing feel to it.

## Kitchen 13'9" x 7'2" (4.2m x 2.2m)



This beautiful solid wood fitted kitchen also has granite worktops with a lovely shine to them from the sunlight. Benefitting from plenty of storage space given from base and was units you should always have room for everything. Electric oven and hob with an extractor fan over. A VERY handy access door lets to the downstairs W/C and small

utility area. This then leads to the outside of the property. GREAT if you have adog and have just come back from a walk l the local countryside.

## Bedroom One 17'4" x 9'10" (5.30m x 3.0m)



Fully fitted wardrobes which span a Super King sized bed area. A good sized room with a South facing aspect which gives plenty of natural light throughout the day.

## Bedroom Two 11'9" x 11'9" (3.6m x 3.6m)



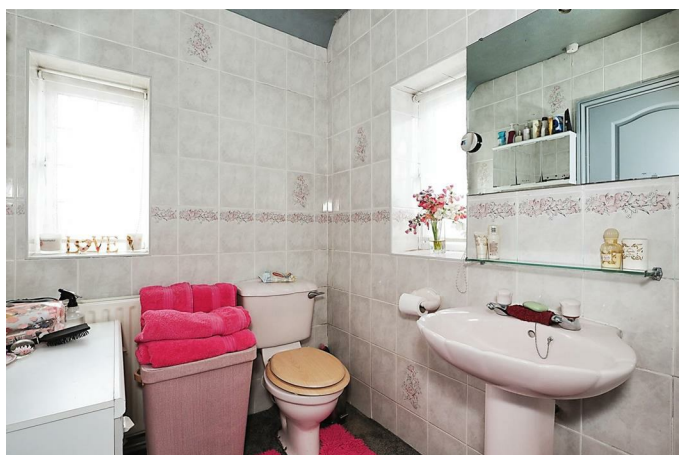
Another good size bedroom easily fitting a double bed. Soft decor gives a very relaxing feel to this bedroom and with a large double glazed window to offer more natural light is a great bonus.

### Bedroom Three 13'6" x 8'2" (4.14m x 2.50m)



ANOTHER double bedroom!!! Again with fully fitted wardrobes and soft decor this bedroom is the surprise package giving THREE double bedrooms for the property.

### Main Bathroom 7'4" x 5'6" (2.24m x 1.68m)



WHAT AN AMAZING SHOWER!!! A full length walk in shower is the great feature of the room. This suits modern living and th room has a W/C wash hand basin to finish the room off.

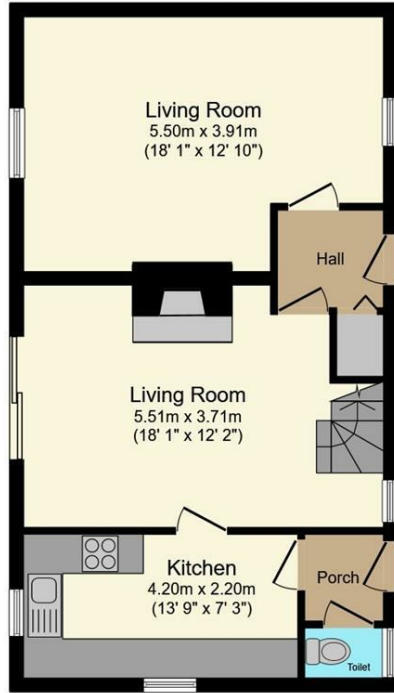
### Gardens



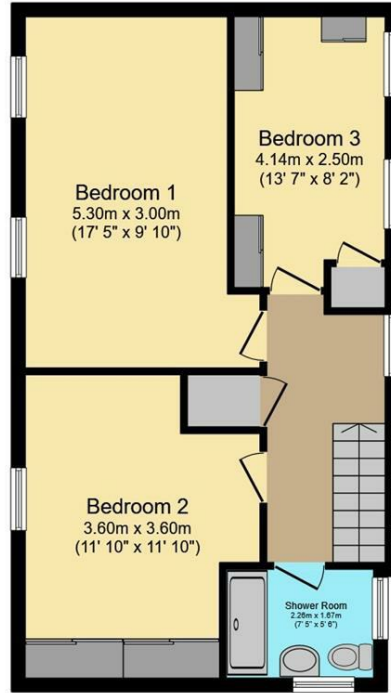
What fabulous gardens both front and back. The rear garden is private and has a mature vegetable garden for all your home grown needs. The front garden has mature tree shrubs and flowers and is a delight in the Summer. A lovely place to spend time and relax.



# Floor Plan



Ground Floor

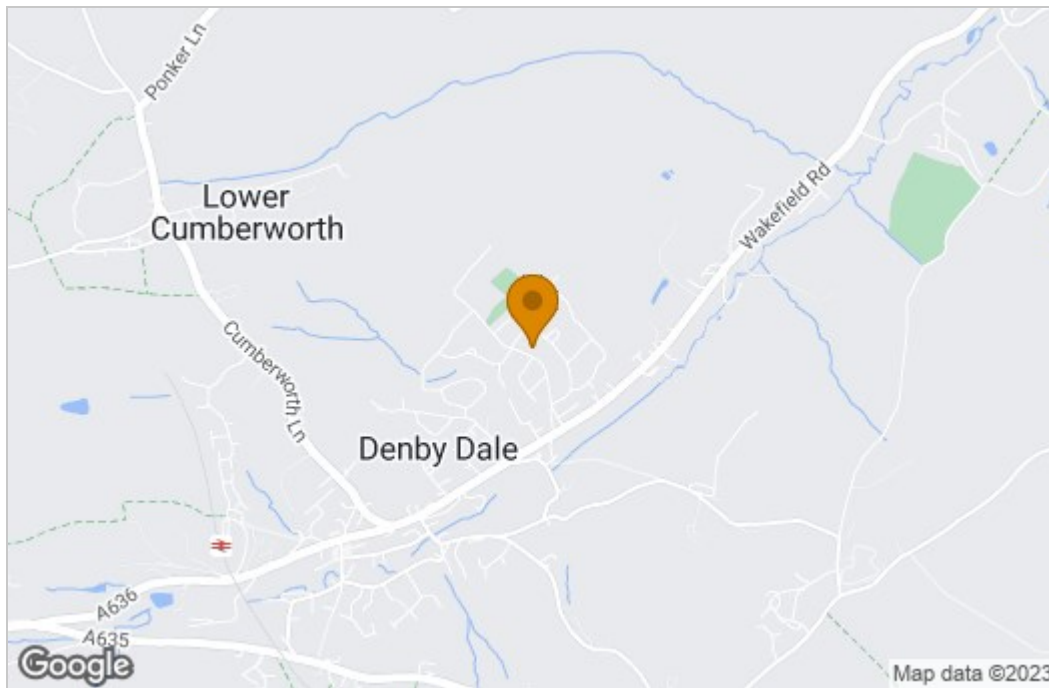


First Floor

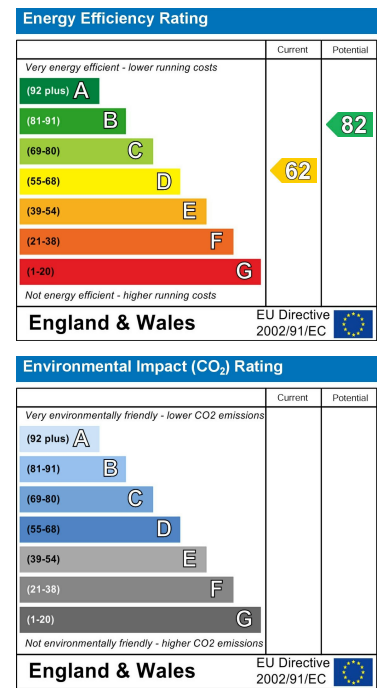
Total floor area 111.1 sq.m. (1,196 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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# Area Map



# Energy Efficiency Graph



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