

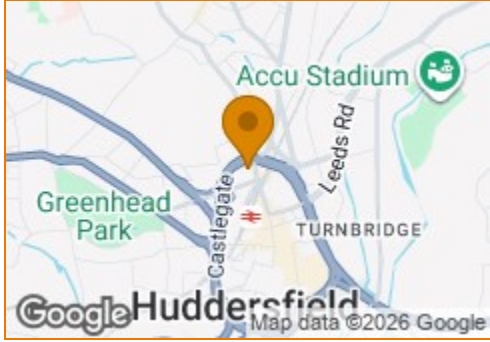
Terrain Map



Hybrid Map



Terrain Map



Floor Plan



BOULTONS



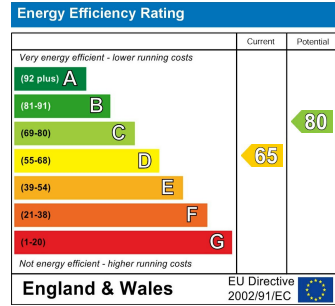
Bath Street

, Huddersfield, HD1 5BQ

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers In Excess Of £225,000

4 1 null D



CHARTERED
SURVEYORS



AUCTIONEERS



ESTATE
AGENTS



VALUERS



LETTING AND
MANAGEMENT
SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS

Bath Street

, Huddersfield, HD1 5BQ

Offers In Excess Of £225,000



A large period end of terrace property offered located in most convenient town centre position within the ring road and providing excellent potential for a multi let or HMO style building subject to the appropriate consents.

This substantial house is not listed but does sit within the conservation area and is set out over four floors including a large basement which again subject to works and consents provided untapped potential. Currently having four bedrooms, a lounge, dining room and fitted kitchen, you will also find a gas fired central heating system and in the main sealed unit double glazing. Outside you will find gardens at the front and rear. The property is adjacent to a public car park and is within easy reach of the train station and all the amenities the town center has to offer.

ACCOMMODATION

RECEPTION HALL

16' x 4'

Accessed via a uPVC double glazed front door, central heating radiator and access to the lounge, inner hallway and, in turn, the lower ground floor accommodation.

LOUNGE

15'5" x 11'7" max

With a large uPVC double glazed window positioned to the front elevation which allows good levels of natural light into the room. There is a central heating radiator, decorative coving and a decorative period feature fireplace.

INNER HALL

16'2" x 6'2"

With a turned feature staircase rising to the first floor and steps descending to the basement. There is a uPVC double glazed side door and another inner lobby.

INNER LOBBY

3'7" x 5'8"

With cloaks hanging and access to the kitchen and dining room.

DINING ROOM

15'8" x 10'

With a central heating radiator and a uPVC double glazed window positioned to the rear elevation.

KITCHEN

12'1" x 5'9"

Fitted with a range of wall and base units in a gloss finish with wood effect working surfaces and a stainless steel inset sink along with provision for a gas cooker. There is also a wall mounted Worcester combination boiler and a uPVC double glazed window to the rear elevation. Tiled splashbacks surround the preparation areas and there is provision for a tallboy fridge freezer.

LOWER GROUND FLOOR

BASEMENT - FRONT SECTION

15'3" x 16'3" max

Housing the gas and electric meters, fuse board and stop tap.

REAR SECTION

15'5" x 12'9" overall

Former barrel vaulted cellar, split into two.

BEDROOM

15'5" x 16'1" max

With two uPVC double glazed windows to the front elevation, laminate floor covering central heating radiator.

SHOWER ROOM

5'8" x 6'2"

Fitted with a shower cubicle, pedestal hand wash basin

with mixer tap and low flush wc, part tiled splashbacks, a uPVC double glazed window on the gable end, tiled floor covering.

BEDROOM

15'7" x 16'2" max

Central heating radiator and a uPVC double glazed window positioned to the rear elevation.

LANDING

With a continuation of the turned feature staircase rising up to the second floor with spindles balustrade and newel post on display.

SECOND FLOOR

BEDROOM 3

14'8" x 12'1"

Having a uPVC double glazed window positioned on the gable end, purlins, trusses and beams on display, full height ceiling and eaves storage, currently boarded up and not inspected at the time of the appraisal.

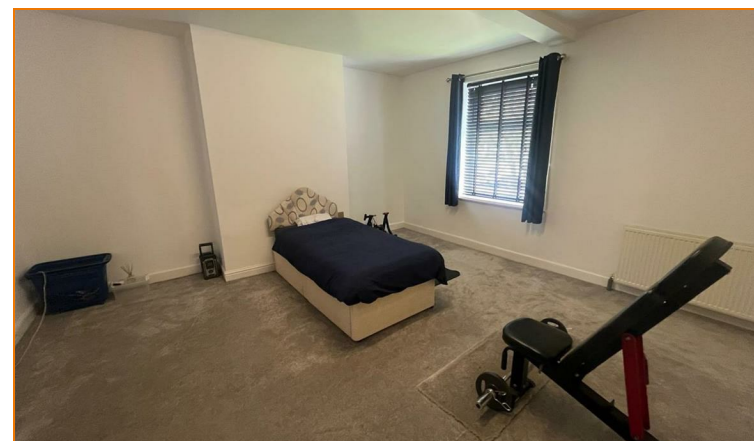
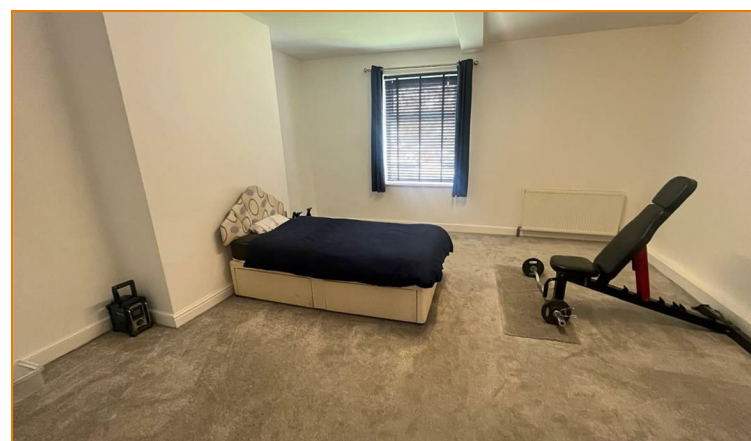
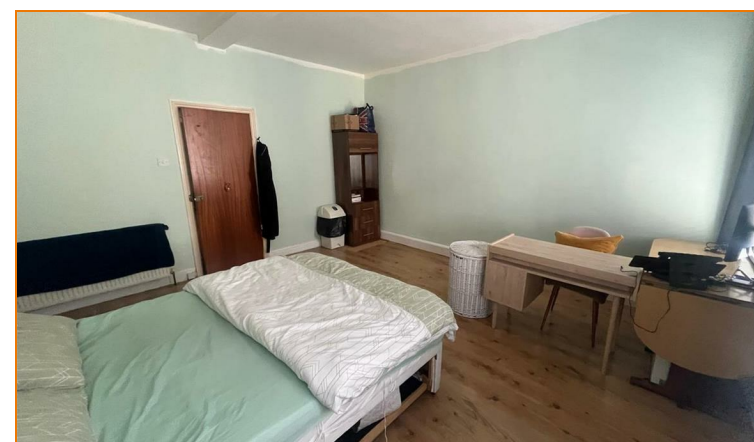
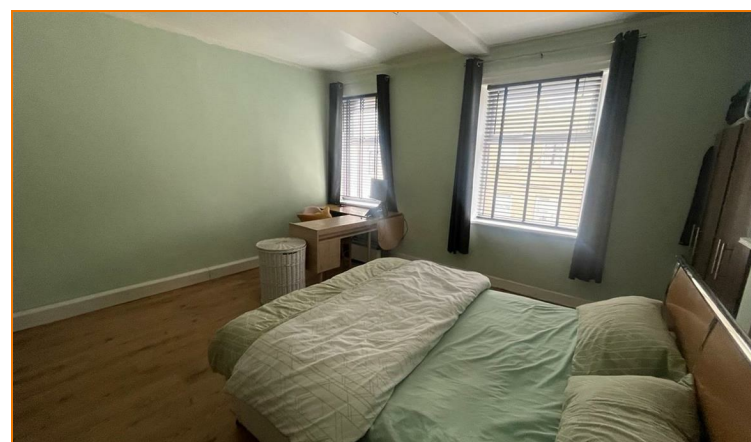
BEDROOM 4

14'9" x 8'2"

Skylight to the rear roof slope, some reduced headroom and eaves areas not inspected at the time of the appraisal.

OUTSIDE

To the front, side and rear of the property are low



maintenance garden areas. The space to the side could possibly be utilised for off road parking, subject to the provision of a dropped kerb.