

BOULTONS

Terrain Map



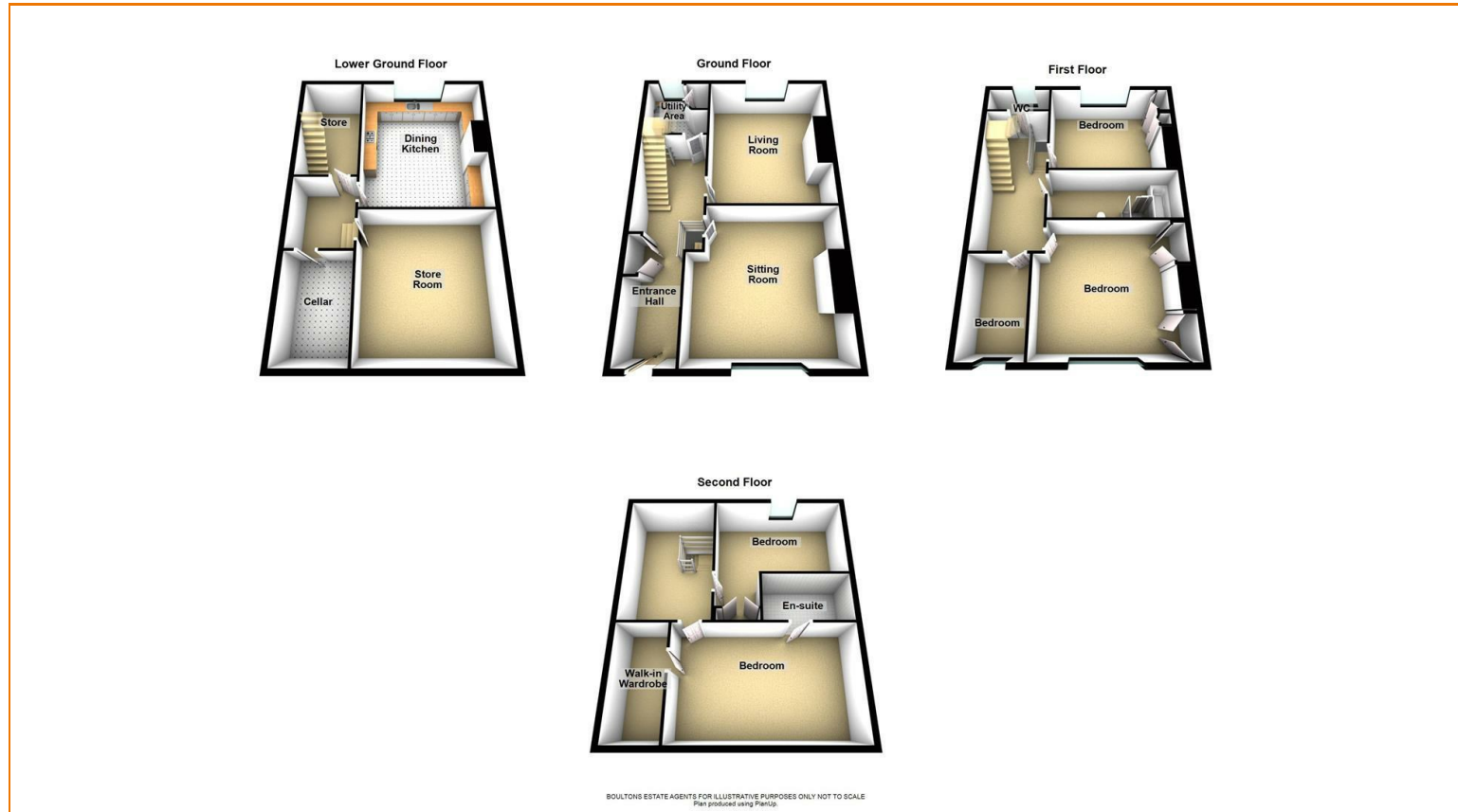
Hybrid Map



Terrain Map



Floor Plan



Gledholt Road

Gledholt, Huddersfield, HD1 4HP

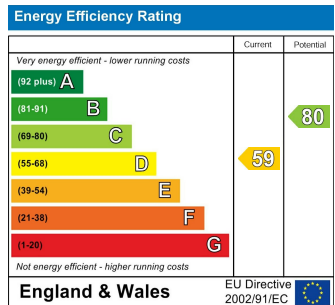
Offers Around £499,950



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



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



Gledholt Road

Gledholt, Huddersfield, HD1 4HP

Offers Around £499,950



An truly impressive and substantial home offering a fine blend of period splendour and modern refinement. This wonderful property boasts a luxury "boutique hotel" quality of presentation that is sure to impress even the most discerning buyer.

A stone built mid and through house, spread across four floors, this exceptional home features two genuine reception rooms, five bedrooms, two modern bathrooms and a well appointed dining kitchen, offering ample space for comfortable living and entertaining. The property has been comprehensively upgraded, showcasing fantastic attention to detail which is evident throughout.

Very well located for daily amenities, Huddersfield town center, the M62 and within the conservation area opposite Greenhead Park making it a perfect blend of old-world elegance and contemporary convenience. Don't miss the opportunity to own this truly generous and immaculately presented period home in this much sought-after location.

GROUND FLOOR

RECEPTION HALL

31'7" x 6'9"

This beautiful reception hall retains a wealth of traditional features including a decorative arch, plaster moulded coving and cornice-work along with a ceiling rose and traditionally style yet contemporarily coloured panelling to the walls. There is a feature staircase rising to the first floor with traditional newel post, spindles and balustrade on display. Two antique style radiators, an engineered mahogany finished floor. This grand reception hall is accessed via a uPVC double glazed door with leaded and stained glass detail inset. Above the door is a uPVC double glazed window with privacy glass inset providing additional natural light. There is access to the two reception rooms and also the rear lobby.

LOUNGE

16'5" x 16'3" max

The focal point for this comfortable, generously proportioned room is a traditional period feature fireplace which we are informed operates as an open fire. There is plaster moulded coving, ceiling rose, picture rail, high skirting boards and a continuation of the engineered mahogany finished floor covering and two antique style radiators. To the front elevation are large uPVC double glazed picture windows which look across the road towards Greenhead Park.

SITTING ROOM

17'9" x 15'4". 141'0" x 15'2"

Another attractive reception room, suitable as a formal dining room or, as currently used, as a comfortable snug/sitting room. Also featuring a traditional period fireplace, also operational as an open fire. There is traditional plaster moulded ceiling rose, cornice, picture rail, high skirting boards, two antique style radiators and a uPVC double glazed window overlooking the rear garden.

REAR LOBBY

7'11" max x 6'5" mx

Accessed via a pair of bespoke double doors, with access to the lower ground floor and exterior of the property via a uPVC double glazed door with privacy glass inset and another uPVC double glazed window overlooking the rear garden.

LOWER GROUND FLOOR

WINE CELLAR

9'6" x 6'10"

With a stone keeping table, gas and electricity meters, fuse board.

STORE ROOM

15'5" x 16'11"

Doubled up as a utility room with plumbing for a washing machine, combination boiler.

STORAGE SPACE

13'7" x 3'4"

DINING KITCHEN

17'8" x 13'3" to the chimney breast, 15'1" max

Fitted with a range of wall and base units in a high gloss cream finish with complementary, bamboo-effect working surfaces which extend into a matching splashback and incorporate a one and a half bowl inset sink unit with drainer and mixer tap. The kitchen is further equipped with a five ring gas hob with stainless steel splashback, and stainless steel and glass canopy over. You will also find a fitted double oven, integrated dishwasher, fridge, freezer, contemporary wall mounted electric fire, two antique style radiators, attractive Nordic grey style laminate floor covering and a uPVC double glazed window with privacy glass inset positioned to the rear elevation

FIRST FLOOR

HALF LANDING

With door to wc.

WC

4'7" x 3'1"

An excellent blend of traditional and contemporary styling, fitted with a 2 piece suite comprising low level wc and a vanity hand basin with a brass, industrial style mixer tap, contrasting Victorian, salt-glazed green tiled splashback, heated towel rail and a uPVC double glazed window with privacy glass inset.

MAIN LANDING (LIBRARY)

22'3" max x 8'8"

Fitted with a fitted bespoke bookcase and sliding library ladder, coving, an extension of the traditional staircase sweeping up to the second floor with spindles, balustrade and newel post on display, access to the principle first floor rooms.

BEDROOM 1, front

14'1" to the robe x 16'7"

Enjoying an attractive outlook over Greenhead Park via the uPVC double glazed picture window and featuring two antique style radiators, decorative coving and ceiling rose. There is a period feature fireplace and, positioned within each of the alcoves, are two triple robes (by Sharps) which provide a range of hanging, shelving and drawer units together with automatic lighting.

BEDROOM 2, rear

11'10" x 15'4" max

Another very well presented room with bespoke, traditional panelling in a contemporary colour scheme, two antique style radiators, decorative coving, ceiling rose and a uPVC double glazed window overlooking the rear garden.

BEDROOM 5

12'9" x 8'10"

Overlooking Greenhead Park via the uPVC double window, engineered mahogany floor covering, antique style radiator and coving. This room is currently used as a home office.

HOUSE BATHROOM

14'6" x 5'2"

Fitted w with a contemporary four piece suite comprising a free standing, double ended bath with waterfall, mono block mixer tap and hand held shower attachment, pedestal hand wash basin with matching mono block, chrome mixer tap and a double walk-in shower with matching fitments along with a main rainfall showerhead and hand held shower attachment. Low flush wc, chrome heated towel, contemporary tiling to the walls and floor.

SECOND FLOOR

LANDING (MUSIC ROOM)

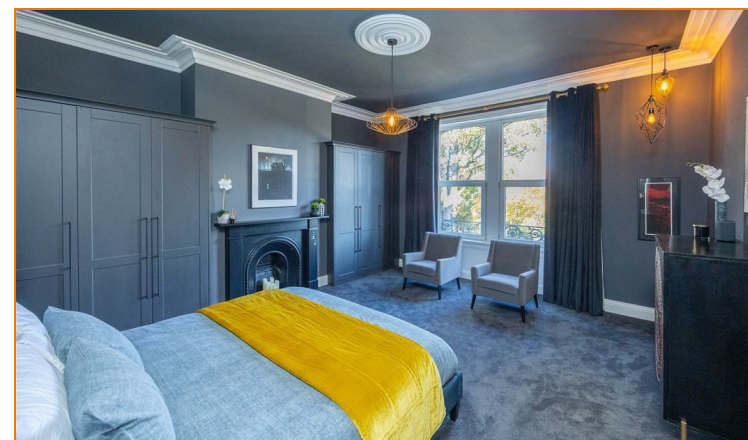
7'2" x 12'3" to the purlin

Natural light from the uPVC double window on the half landing and a Velux skylight positioned to the rear roof slope. Cupboard storage units and access to the two second floor bedrooms.

GUEST BEDROOM, front

18'0" to the chimney breast x 11'0"

With natural light from the former style uPVC double glazed window to the front elevation and also the Velux skylight with a fitted blind. There is a decorative period feature fireplace and a walk-in wardrobe.



LARGE WALK-IN WARDROBE

10'10" x 4'2"

With hanging and shelving.

An internal door leads through to the en suite shower room.

EN-SUITE SHOWER ROOM

9'4" x 5'8"

Fitted with a double walk-in shower with contemporary glass splashscreen, part tiled splashbacks surrounding the sanitaryware which comprises a pedestal hand wash basin with mixer tap, low flush wc (Saniflo) and bidet. There is a chrome electric heated towel rail, spotlights, Velux skylight and a slate effect floor covering.

BEDROOM, rear

13'10" max x 10'11" max

With a range of storage arrangements including a bank of eaves cupboard units and a double wardrobe which provides hanging and shelving, Velux skylight to the rear roof slope and a corner cupboard which gives access to the mechanism supporting the en suite shower room.

OUTSIDE

The property has an off road parking space and a Mediterranean front garden and to the rear is an enclosed, predominantly lawned garden.

TENURE

We understand this property is Freehold and Leasehold. Details will be confirmed during the conveyancing process.

EPC RATING D

COUNCIL TAX BAND D

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

