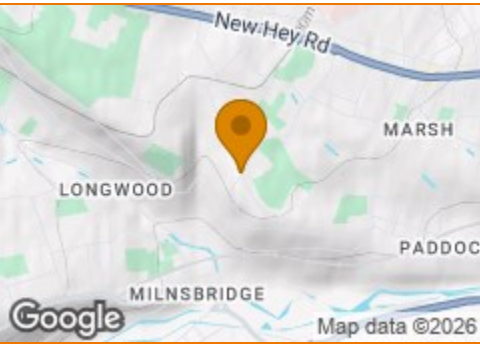


# BOULTONS

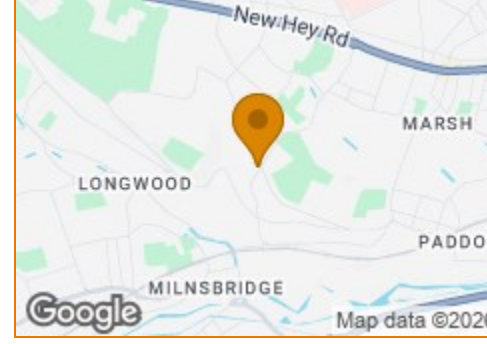
Terrain Map



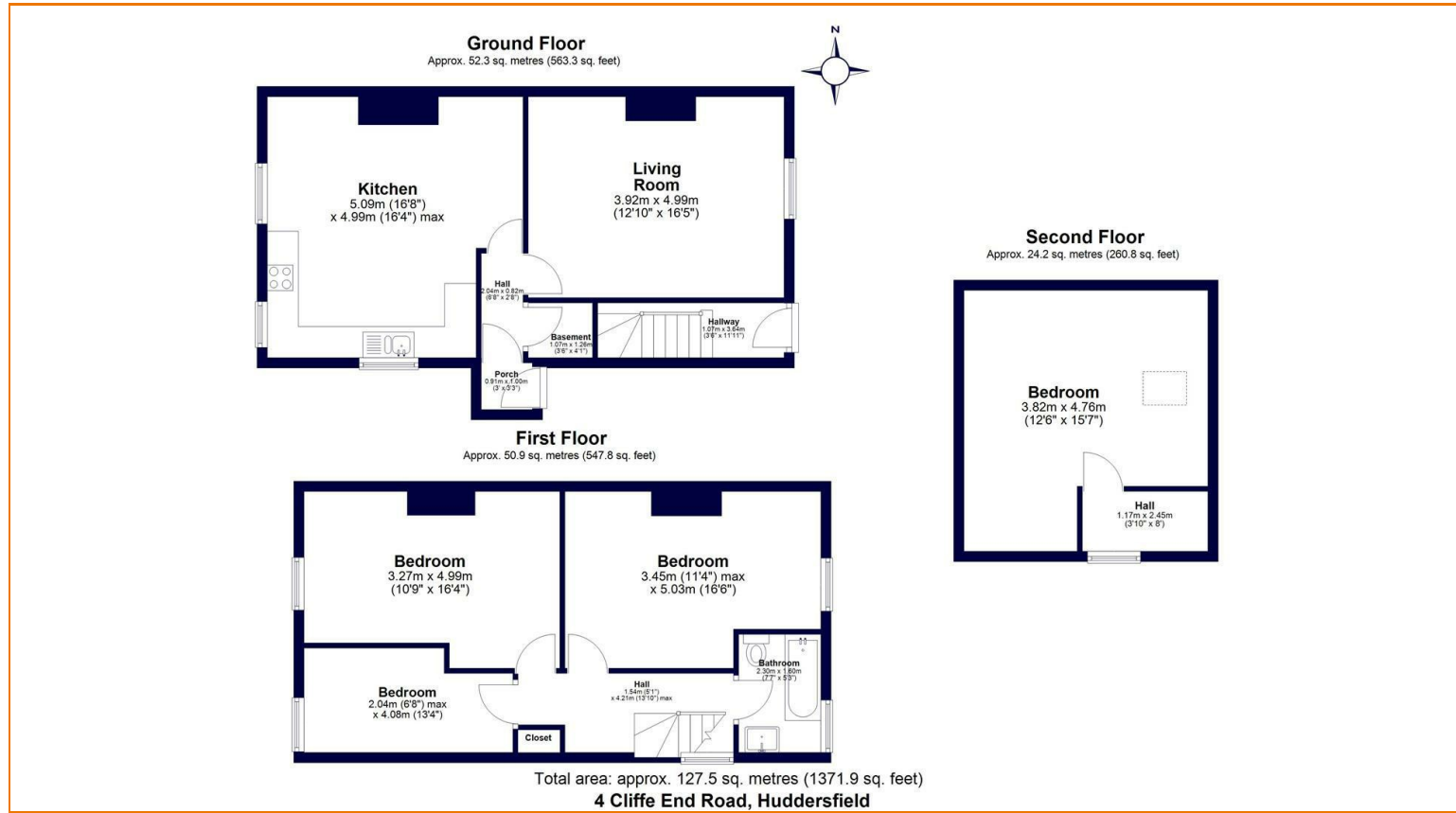
Hybrid Map



Terrain Map



Floor Plan



**Cliffe End Road**  
, Huddersfield, HD3 4FF

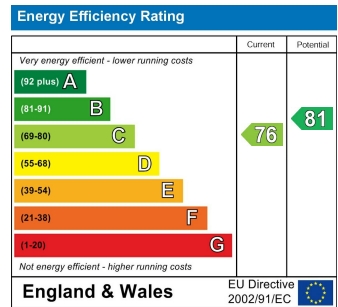
**Guide Price £320,000**



**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**



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# Cliffe End Road

, Huddersfield, HD3 4FF

Guide Price £320,000



GUIDE PRICE £320,000 - £325,000

A STUNNING semi-detached PERIOD house offers a perfect BLEND of CLASIC ELEGANCE and MODERN SYLING. With FOUR spacious BEDROOMS and two EYE CATCHING reception rooms, this property is ideal for families seeking both comfort and style.

The home has undergone a comprehensive upgrade and remodel, showcasing a stylish and contemporary presentation throughout. Every fixture and fitting has been thoughtfully selected to enhance the living experience, ensuring that it is move-in ready for its new owners. The property boasts a well-appointed bathroom, AND A LIVING KITCHEN THAT HAS A REAL "WOW" FACTOR.

For those with vehicles, the property offers ample parking, along with the added benefit of a double garage and a convenient outbuilding. This feature is particularly appealing for those who require extra storage or a workshop space.

Situated in a sought-after area, the home is conveniently located near village amenities and provides easy access to the M62, making it an excellent choice for commuters. With no onward chain, this property presents a rare opportunity to acquire a beautifully presented home in a desirable location.

Do not miss the chance to make this exceptional property your own.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

5'10" x 3'6"

Accessed via a contemporary composite front door with privacy glass inset, staircase rising to the first floor, cloaks hanging and a central heating radiator. An internal door leads through to the lounge.

#### LOUNGE

16'4" x 13'7" max into the alcove

In keeping with the rest of the property, presented in a crisp, neutral fashion with newly laid carpet and a uPVC double glazed picture window positioned to the front elevation. You will also find a central heating radiator, chrome effect sockets and switches, high ceilings, central heating thermostat and an internal door leading to the inner lobby.

#### INNER LOBBY

6'8" x 3'9"

Featuring an ash style floor covering, central heating radiator, access to the side porch and an internal door leading to the cellar head and steps down to the keeping cellar. Chrome effect light switches, an internal door leading to the dining kitchen.

#### CELLAR

At the cellar head there is a PVCu double glazed window and with stone steps leading down to a cellar with a wall mounted Worcester gas fired boiler, stone table, storage niches, stone flagged floor, there are two former fuel stores and a second cellar with stone table, stone flagged floor and storage niches.

#### PORCH

3'2" x 3'2"

uPVC double glazed in construction, door giving access to the driveway and exterior of the property.

#### LIVING KITCHEN

16'5" x 16'9" max

A spacious and versatile hub of the home fitted with a range of wall and base units with complementary marble effect working surfaces, matched by an attractive central island. The kitchen is further equipped with a four ring gas hob, fitted over with contemporary extractor canopy, plumbing for either a washing machine or dishwasher, a one and a half bowl inset sink unit with mat black mixer tap over. There are tiled splashbacks surrounding the preparation areas and an abundance of natural light via the three uPVC double glazed windows positioned to the rear and side elevations. Spotlights in the ceiling, a continuation of the ash effect floor covering and positioned in each of the alcoves, are vertical column style radiators which provide an attractive focal point.

### FIRST FLOOR

#### BEDROOM 1

16'6" x 11'3" max

Neutral and well presented with a uPVC double glazed picture window to the front elevation, a central heating radiator and chrome sockets and switches.

#### BEDROOM 2

16'4" x 10'10" max

Enjoying a semi open aspect via the uPVC double glazed picture window positioned to the rear elevation, central heating radiator, new carpet, crisp decor and chrome sockets and switches.

#### BEDROOM 4

12'10" x 6'11"

Also enjoying the attractive aspect to the rear via the uPVC double glazed picture window, central heating radiator, chrome sockets and switches, new floor coverings and the white decor.

#### LANDING

10'7" x 4'11"

With a staircase rising to the second floor and a uPVC double glazed window with privacy glass inset to the gable end of the property.

#### SECOND LANDING AREA

3'0" x 2'11"

Where there is a pair of useful cupboards.

#### FAMILY BATHROOM

7'6" x 5'4"

Well fitted with a contemporary white three piece suite comprising vanity hand wash basin with chrome waterfall mixer tap, panel bath with similar chrome waterfall mixer tap and a main showerhead and hand held shower attachment. There is a low level wc, complementary tiled walls and floor, heated towel rail, extraction, fitted LED mirror and a uPVC double glazed window with privacy glass inset.

### SECOND FLOOR

#### BEDROOM 3

15'8" x 15'2" max

Another generous double bedroom enjoying good levels of natural light via the skylight to the front roof slope, central heating radiator, traditional trusses and beams on display, chrome sockets and switches,.

#### LANDING

3'7" x 3'2"

With a traditionally style uPVC double glazed window to the gable end from which long reaching views down the Colne Valley can be enjoyed.

#### OUTSIDE

There is an attractive, enclosed low maintenance front garden which provides a good buffer from the roadside. There is a double width driveway providing ample off road parking. There is a double garage with remotely operated electric door.

There is an attractive stone flagged patio garden area to the rear with raised beds incorporating pebbles and evergreen tree and a garden outbuilding providing storage.

#### TENURE

We understand that the property is a freehold arrangement.

#### COUNCIL TAX. BAND C

#### AGENTS NOTES

Boasting a new central heating system, wiring and roof just to name some of the improvements the property has seen a comprehensive range of improvements which are all available with a contribution to your legal fees ( capped at £1000) subject to an acceptable offer.

