

BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
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11 Brick Bank
Huddersfield, HD5 8RU

£129,950



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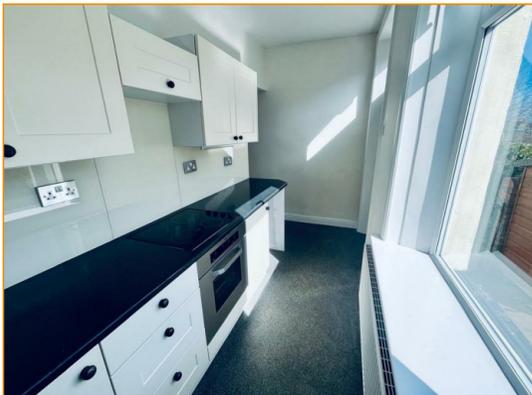
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Welcome to this charming mid-terrace house located in a desirable and tucked away position. This delightful property offers a perfect blend of character and modern living, making it an ideal choice for first-time buyers or those looking to downsize.

The home features a well-proportioned reception room that invites natural light through the picture window and boast a rustic stone and brick fire place. There are two comfortable bedrooms a useful cellar plus a modern kitchen and shower room.

One of the standout features of this property is its convenient location, situated near the heart of local amenities. Residents will enjoy easy access to shops, cafes, and essential services, making daily life both practical and enjoyable. Additionally, the property boasts off-road parking, a valuable asset in this bustling area, along with charming gardens that offer outdoor space for leisure and gardening.

This home is move-in ready, having undergone recent improvements that enhance its appeal and functionality. With no upper chain, the process of acquiring this property is straightforward and hassle-free, allowing you to settle in without delay.

In summary, this mid-terrace house in Brick Bank presents an excellent opportunity for those seeking a comfortable and conveniently located home. With its blend of character, modern updates, and proximity to amenities, it is sure to attract interest. Do not miss the chance to make this delightful property your own.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'11" x 3'4"

Accessed via a solid PVCu double glazed front door and having a staircase rising to the first floor, cloaks hanging, a central heating radiator and a glazed internal door leading to the lounge.

LOUNGE

14'6" x 11'5" max into the alcove

The focal point for the room is an attractive, traditional stone fireplace with rustic brick back housing a free-standing coal effect electric stove. There is provision for wall lighting in each of the alcoves and good levels of natural light via the uPVC double glazed picture window positioned to the front elevation and overlooks the off road parking area and garden. Central heating radiator and a glazed internal door leading through to the kitchen.

KITCHEN

14'3" x 5'1"

Fitted with a range of wall and base units in a cream colour scheme with complementary slate effect workings surfaces which incorporating a stainless steel inset sink unit and drainer with mixer tap and a four ring electric hob. The kitchen is further equipped with a Zanussi oven beneath the hob and there is provision under the counter tops for additional white goods including plumbing for a washing machine. Surrounding the preparation areas there are attractive glass upstands/splashbacks and you will also find a wall mounted Vaillant combination boiler, a central heating radiator and a uPVC double glazed window positioned to the rear elevation. Access to the garden is via a solid uPVC door

LOWER GROUND FLOOR

KEEPING CELLAR

14'4" x 5'0" (overall)

This useful keeping cellar, split into two rooms, houses a stone table, fuse board, electric meter, gas meter and has power and light.

FIRST FLOOR

BEDROOM 1

14'3" max x 12'2" (incl bulkhead)

This generous master bedroom enjoys good levels of natural light via the two uPVC double windows positioned to the front elevation. There is also a central heating radiator and a loft hatch allowing access to a roof void (not inspected at the time of the appraisal).

BEDROOM 2

6'6"/157'5" x 7'5"

Positioned at the rear of the property and with a uPVC double glazed window and central heating radiator. There is another small loft hatch allowing access to a roof void, also not inspected at the time of the appraisal. In keeping with the remainder of the property, this room is well presented and decorated.

SHOWER ROOM

5'10" x 4'7"

Fitted with a white, three piece suite comprising half pedestal hand wash basin with Hansgrohe mixer tap over (basin is Villeroy and Boch), low flush wc and fitted quadrant shower cubicle with an aqua-board style splashback. There is also a heated towel rail, mirror fronted medicine cupboard and a uPVC double glazed window with privacy glass inset.

LANDING

With a central heating radiator.

OUTSIDE

To the front of the property is a long garden with an off-road parking area. There is a slate bed feature to the garden with well stocked planting towards the curtilage adjacent to Southfield Road.

There is an enclosed garden/yard to the rear of the property together with a shed.

It should be noted that there appears to be a right of way along the rear garden for the adjoining properties.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	