

BOULTONS

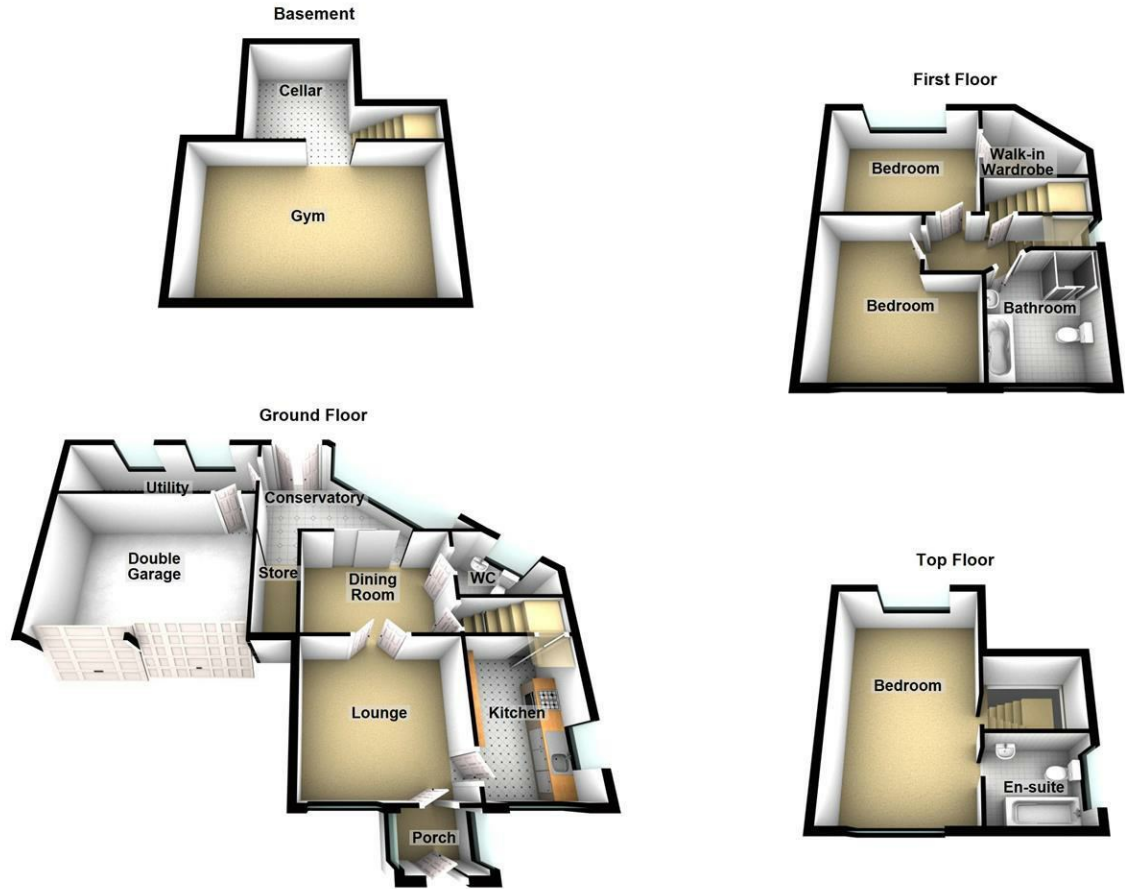
54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



90 Church Lane
Moldgreen, Huddersfield, HD5 9DZ

Offers Around £249,995

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For illustration purposes only, not to scale.
Plan produced using PlanIt.

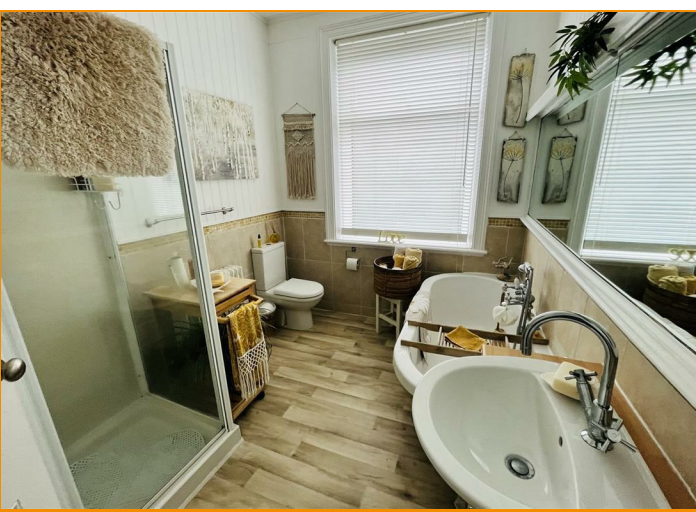
90 Church Lane, Huddersfield



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An absolute must to view. Only a full inspection will truly reveal the charming nature of this beautifully presented, spacious and versatile 3 double bedroom detached home which has been extensively renovated, remodelled and improved by the current owners. "Deceptively spacious" is often a phrase used but never is it more accurate than in this instance. There is an eclectic feel which blends the period nature of the property with the requirements of modern day to day living and there are practical considerations for any family, professionals or hobbyists. Set out over four floors including a useful basement gym, a top floor master suite, 2 formal reception rooms, a garden room, utility/laundry room, double garage, house bathroom, enclosed garden and a block paved driveway providing ample off road parking. All of this is positioned adjacent to the local playground and only a stones throw away from nearby local daily amenities and within easy reach of the town centre.

SUMMARY

FULL OF CHARACTER & BEAUTIFULLY presented throughout, is this SPACIOUS 3 bedroom detached property. Briefly featuring: 2 spacious reception rooms, a modern fitted kitchen, garden room and having the added benefit of a DOUBLE GARAGE & a basement which provides useful additional storage and gym. The property is most conveniently located for access to an array of amenities within Dalton and Waterloo, as well as having easy access to Huddersfield town centre. An ideal purchase for the young family, professionals, and those working from home or requiring space for their hobbies. The property provides ample of road parking, the aforementioned double/twin garage, together with an enclosed rear garden. Of particular note is the top floor master bedroom with en-suite facilities and fitted bedroom furniture and the house bathroom with a four piece suite featuring a claw footed bath. Extended from its original design and well worthy of a detailed inspection to fully appreciate the wonderful accommodation that is on offer.

ACCOMMODATION

GROUND FLOOR

PORCH

5'2" x 2'7"

Accessed via a PVC front door and having tiled floor covering and an internal door leading into the lounge.

LOUNGE

12'1" maximum into the alcove x 12'1"

In excellent decorative order, the focal point of the room is a living flame gas fire with marble effect surround. There is a uPVC double glazed picture window positioned to the front elevation, a central heating radiator and glazed internal double doors which lead through to the dining room and a door to the kitchen at the side of the property.

KITCHEN

13'1" x 7'10"

Fitted with a range of wall and base units in a cream colour scheme, complemented by post formed working surfaces in a wooden butchers block style and which incorporate a stainless steel inset sink with mixer tap over and a four ring gas hob with stainless steel and glass extractor hood over. The kitchen is further equipped with a fitted oven, central heating radiator, uPVC double glazed windows to the front and side elevations and a laminate floor covering. There is an attractive tiled splashback around the preparation areas and a concertina door provides access to the cellar head and the stairs which descend down to the basement/cellars.

DINING ROOM

12'1" x 8'10"

With access to the first floor via an internal door and staircase and the wc. Central heating radiator and sliding doors to the conservatory. In keeping with the remainder of the property, this room is in good decorative order. Central heating radiator.

CONSERVATORY

17'8" x 10'5" (not square)

PVC and part wall in construction, adjacent to an internal garden room

INNER GARDEN ROOM

13'1" x 4'11"

To the front elevation we are informed is a "false" or removable wall which allows access from the exterior.

LAUNDRY ROOM/UTILITY

16'8" x 4'11"

Two two timber framed single glazed windows to the rear elevation, range of wall and base units, working surfaces, plumbing for a washer, provision for a dryer, an internal door leads to the twin garage.

LOWER GROUND FLOOR/ BASEMENT

MAIN CELLAR

20'4" x 11'9"

Currently used as a gym, houses the fuse board and electricity meter.

STORE ROOM

8'10" x 7'6"

Immediately at the foot of the stairs

FIRST FLOOR

BEDROOM 1, front

12'1" x 10'5"

With a central heating radiator a uPVC double glazed window to the front elevation and fitted bedroom furniture comprising one double and one triple robe, providing a range of hanging and shelving.

BEDROOM 2, rear

11'1" maximum x 8'10"

With a central heating radiator, a uPVC double glazed window overlooking the surrounding area and the recreation ground.

Walk-in wardrobe, 1.4m x 1.3m

HOUSE BATHROOM

10'2" x 7'6"

A well fitted blend of the traditional and contemporary with a claw footed, double ended bath with traditional mixer tap over, fitted shower cubicle, vanity hand wash basin and low flush wc. There is attractive panelling, tiled splashbacks and a a uPVC double glazed window with privacy glass inset, useful linen cupboard which houses the combination boiler, antique style radiator/towel radiator.

SECOND FLOOR

ATTIC/ MASTER BEDROOM

17'4" x 10'9" plus eaves

With a uPVC double glazed dormer style window to the rear elevation taking in the attractive views. A skylight is positioned to the front roof slope and there is a range of fitted furniture comprising a triple mirror fronted robe which provides a range of hanging and shelving, central heating radiator, additional eaves storage. This generous master suite is large enough to include a seating and dressing area.

EN SUITE

7'2" x 5'10"

Fitted with a three piece suite comprising panel bath, pedestal hand wash basin and low flush wc. There is a heated towel rail, mixer shower and a central heating radiator.

OUTSIDE

There is a small cottage style garden to the front of the property and a large, block paved driveway leading to the garage. To the rear is an attractive enclosed, low maintenance, Mediterranean style garden with a good degree of privacy. Please be aware that there is a drafted and pending application for first registration of part of the title applying to the garage and drive area and there is also a pending possessory title claim made in regards to a former pathway situated between the end of the building and the driveway which are both ready to be lodged with the land registry once a sale is agreed.

GARAGE

16'8" x 13'5"

Twin doors, power and light and water.

TENURE

We understand that the property is a Leasehold arrangement.

COUNCIL TAX

Band B.

AGENTS NOTES

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