



# BOULTONS



## Halifax Old Road

Hillhouse, Huddersfield, HD1 6EE

Offers Around £225,000



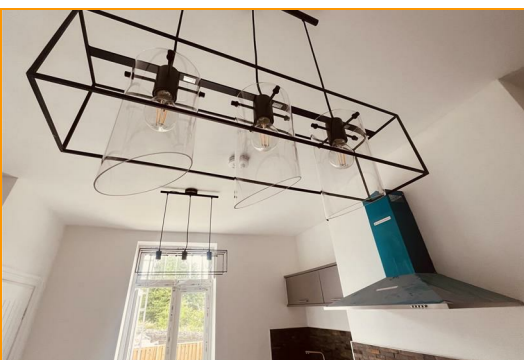
A stunning semi-detached house offers a delightful blend of modern living and convenience. With four equally well-proportioned bedrooms, this property provides ample space for a modern growing family.

The house has been comprehensively upgraded, showcasing modern fixtures and fittings that enhance its appeal.

It is truly move-in ready, allowing you to settle in without the hassle of renovations. The contemporary design and thoughtful upgrades create a welcoming atmosphere that is sure to impress.

Conveniently located, this property is just a stone's throw away from the town centre and local amenities, making it an ideal choice for those who appreciate easy access to shops, restaurants, and recreational facilities. Whether you are a first-time buyer or a young growing family, this semi-detached house presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community on your doorstep, be that the local library, mosque, nursery, shops and services.

In summary, this property on Halifax Old Road is a perfect blend of style, space, and convenience, making it a must-see for anyone seeking a new home in Huddersfield.





ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 5'0", x 3'3" (1.54, x 1m)

Accessed via a traditionally styled but modern composite front door with a porcelain style tiled floor covering, staircase rising to the first floor and an internal door leading through to the lounge.

LOUNGE 14'10" max x 13'0" max (4.54m max x 3.97m max)

Enjoying good levels of natural light via the uPVC double glazed window to the front elevation, there is a central heating radiator, provision for a wall mounted television, lighting to each alcove, pendant light, additional traditional light fitting and an internal door leading to the dining kitchen and also to a useful understairs cupboard where the gas meter, electricity meter and fuse board will be found.

DINING KITCHEN 15'9" max x 12'5" max (4.81m max x 3.81m max)

Fitted with a range of wall and base units in a contemporary grey colour scheme with contrasting wood effect working surfaces which incorporate a five ring gas hob and composite inset sink unit with one and a half bowls and drainer with mixer tap. The kitchen is further equipped with an integrated dishwasher, oven, fridge freezer and you will find slate effect part tiled splashbacks around the preparation areas. There is a porcelain style tiled floor covering, central heating radiator and uPVC double glazed French doors leading out to the rear garden. Internal doors give access to the cellar head with useful pantry style storage and steps descending to a keeping cellar.

LOWER GROUND FLOOR

CELLAR 16'2" max x 6'2" (4.93m max x 1.9m)

Split into two rooms with former coal store and pantry style keeping area with stone keeping table. and niches.

CLOAKROOM/WC 4'1" x 4'1" (1.26m x 1.26m)

With a low flush wc, vanity hand wash basin with mixer tap, wall mounted Vokera boiler, central heating radiator, part tiled splashbacks and floor covering.

FIRST FLOOR

FIRST FLOOR LANDING

With recessed storage area, central heating radiator and access to the principle first floor rooms.

BEDROOM 1 15'1" x 9'7" max into the alcove (4.61m x 2.93m max into the alcove)

With a uPVC double glazed window positioned to the front elevation, central heating radiator and power points to the chimney breast which would provide for a wall mounted television.

BEDROOM 2 12'9" max x 8'9" max (3.91m max x 2.69m max)

With a uPVC double glazed window, central heating radiator.

BEDROOM 4 9'5" x 9'4" (2.89m x 2.87m)

With a central heating radiator, a uPVC double glazed window and a useful walk-in cupboard, 1.54m x 0.96m. There is a loft hatch allowing access to the roof void which was not inspected at the time of this appraisal.

BEDROOM, rear 10'4" max x 12'4" (3.15m max x 3.78m )

With a uPVC double glazed window to the rear elevation taking in the pleasant aspect over the surrounding area. There is a central heating radiator, wall mounted socket for a wall mounted television. There is a loft hatch allowing access to the roof void which was not inspected at the time of this appraisal.

SHOWER ROOM 6'4" x 5'9" (1.95m x 1.77m)

Fitted with a contemporary three piece suite comprising vanity hand wash basin with brass effect mixer tap and fitments, low flush wc, walk-in wet room style shower with oversized rainfall shower head and hand held shower attachment also in a brass style. Porcelain style marble effect tiled walls and floor, extraction, spotlights and a chrome effect heated towel rail.

OUTSIDE

There is an enclosed front garden offering excellent privacy. There is passage to the side of the property (possible storage) leading to the rear where there is predominantly level, lawned garden, generously proportioned which extends to a cobbled driveway to the rear.

TENURE

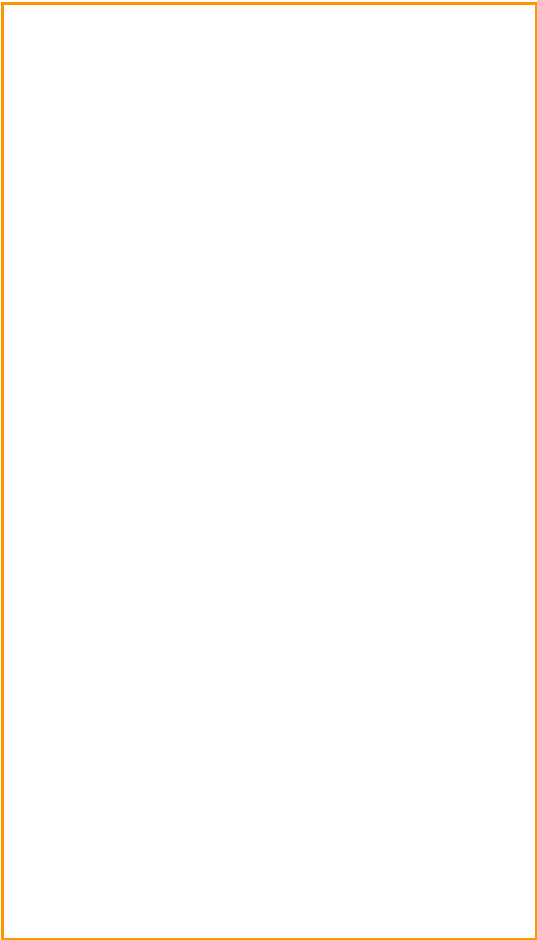
We understand that the property is a freehold interest.

COUNCIL TAX. BAND A

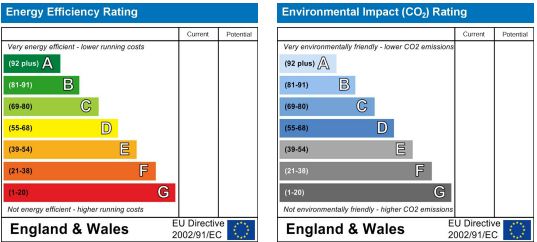
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.