



52 Prospect Road, Huddersfield, HD3 4UZ

Offers Over £295,000

Nestled on the charming Prospect Road in Longwood, Huddersfield, this delightful townhouse presents an excellent opportunity for families and professionals alike. With four spacious bedrooms, this property offers ample room for comfortable living. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family.

The townhouse boasts two modern bathrooms, ensuring convenience for all residents. The interior is thoughtfully arranged to maximise space and light, creating a warm and inviting atmosphere throughout.

Outside, the property features parking for two vehicles, a valuable asset in this desirable area. The location is ideal, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a blend of suburban tranquillity and urban convenience.

This townhouse on Prospect Road is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this property is sure to impress. Do not miss the chance to make this lovely home your own.

Ground Floor

Entrance Hallway



Obscure double glazed door and side panel to front, rubber matting and alarm control panel. Staircase access to first floor, spotlights and understairs storage. Radiator and door to integral garage.

Utility Area 5'8" x 6'6" (1.75 x 2)



Having base units with laminate worktop and splashback. Plumbing for washing machine, spotlight and doors to study and cloaks/w.c;

Cloaks/w.c. 5'2" x 5'8" (1.6 x 1.75)



Two piece suite comprising low flush w.c. sink with vanity unit, extractor fan and spotlights. Tiled floor and radiator.

Study 8'6" x 10'2" (2.6 x 3.1)



Radiator and spotlights.

Integral Garage 8'6" x 19'0" (2.6 x 5.8)

Up and over door, fusebox, power and light. Stop tap and tap.

First Floor

Lounge/Dining Kitchen 14'5" max x 30'6" max (4.4 max x 9.3 max)



Having a range of wall and base units with laminate worktop and splashbacks. Stainless steel one and a half sink and drainer, double 'Zanussi' electric oven and grill and 'Zanussi' microwave. Fridge/freezer, dishwasher and 'Zanussi' four ring electric hob with extractor hood above. Laminate floor, two radiators and Upvc double glazed window and French doors to rear. Mobile room stat, spotlights and dado rail. Upvc double glazed French doors and windows to front, wall lights, t.v. point and telephone point. Door to staircase access to second floor;

Second Floor

Landing

Radiator and Upvc double glazed window to front at the bottom of the stairs. Spotlights, radiator and Upvc double glazed window to front. Storage cupboard housing the boiler and doors to bathroom and bedrooms;

Bedroom Two 8'8" x 11'5" (2.65 x 3.5)



Double bedroom with radiator, feature panel half wall and Upvc double glazed window to front.

Bedroom Three 8'6" x 10'2" (2.6 x 3.1)



Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Four 6'10" max x 13'5" max (2.1 max x 4.1 max)



Single bedroom with radiator and Upvc double glazed window to rear.

Bathroom 6'0" max x 7'6" max (1.85 max x 2.3 max)



Three piece suite comprising low flush w.c. pedestal wash basin and 'p' shaped bath with mains waterfall shower. Part tiled walls, extractor fan, spotlights and chrome heated towel radiator.

Third Floor

Bedroom One 17'8" max x 14'9" max (5.4 max x 4.5 max)



Double bedroom with radiator, two wooden double glazed velux windows and loft hatch. Spotlights, dado rail and door to en-suite bathroom;

En-suite Bathroom 6'0" x 6'4" (1.85 x 1.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains waterfall shower and glass shower screen. Chrome heated towel radiator, part tiled walls, spotlights and extractor fan.

External



To the front is a composite decked balcony with glass balustrade. External light, gas and electric meters (pre payment smart meters). Driveway, electric car charging point and security light. To the rear is a composite decked and lawn garden with outside tap and security light.

Parking

Driveway provides off road parking for two cars

Tenure

We have been advised by the vendor that the property is freehold.

Water

Water meter

Energy Rating

C

Council Tax Band

C

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

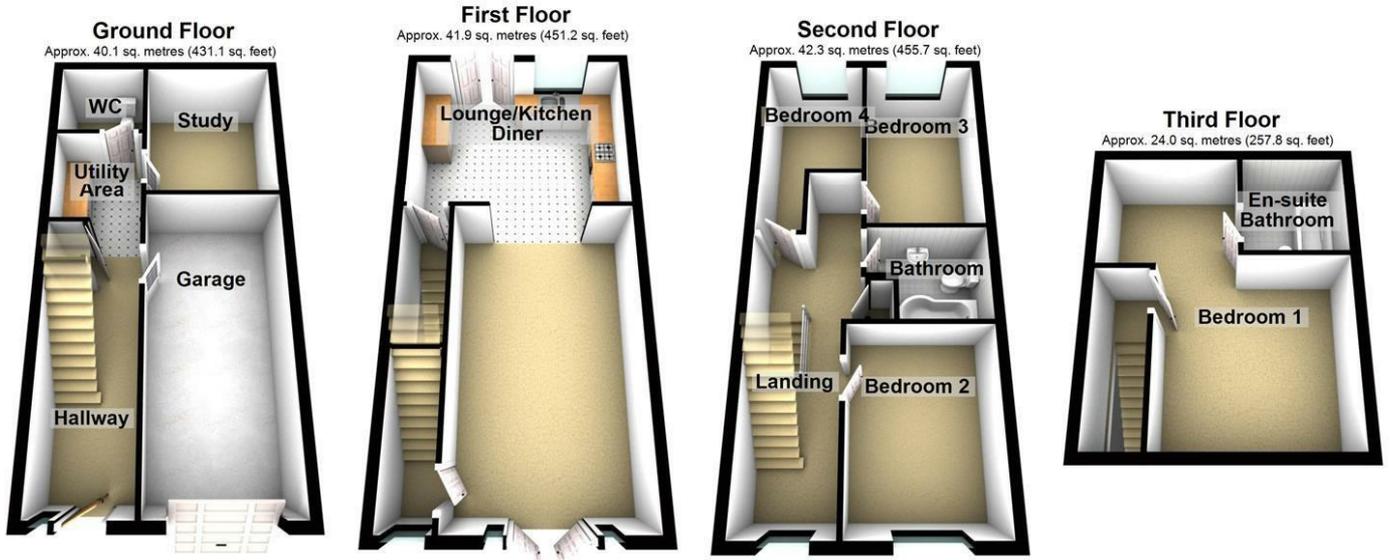
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

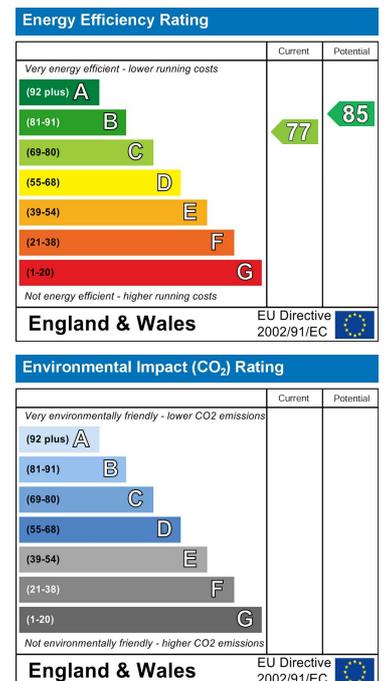


Total area: approx. 148.3 sq. metres (1595.8 sq. feet)

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.