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**Greenhead Road, Gledholt
Huddersfield,**

Offers over £425,000

BEST AND FINAL OFFERS IS INVITED ON THIS PROPERTY BY 12 NOON ON WEDNESDAY 2nd JULY 2025.

Open to View Dates:

Sunday 15th June: 1.30pm - 2.15pm

Saturday 21st June: 10.15am - 11am

Wednesday 25th June: 4pm - 4.45pm

Monday 30th June: 9.15am - 10am

This most imposing seven-bedroom semi-detached home is just around the corner from Greenhead Park and Greenhead College. It has three reception rooms and requires an internal inspection to appreciate the amount of accommodation on offer and to see the potential to upgrade and redesign the rooms to your own requirements. The accommodation is arranged over three floors and has a gas-fired central heating system and majority uPVC double-glazing. On the ground floor, the accommodation comprises an impressive entrance hallway, side lobby, large living room with bay window, large dining room/family room, utility and kitchen. On the first floor are four double bedrooms (two of which have en suites) and a house bathroom. On the top floor is a shower room and three further bedrooms. Externally, there is extensive parking on the driveway and lawned mature gardens, which could be redesigned and landscaped. There is plenty of space to create garaging, for example (subject to necessary permissions or consents). This most attractive period home requires a certain amount of cosmetic upgrading, but would create a wonderful family home in this well-regarded location. The property is offered with the advantage of no chain involvement.

**Greenhead Road, Gledholt
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Floorplan





Entrance Hallway



A feature external entrance door with decorative glazing and leadwork gives access to the large entrance hallway. The impressive hallway has a high ceiling and deep cornice coving, with a spindle staircase rising to the first floor accommodation. On the right hand-side of the hallway is a feature sash window with coloured glazing. There is oak flooring, detailed internal joinery with deep skirting boards, ornate door architraves and sturdy internal doors. There is also a radiator and a door leading to the side lobby area.

Side Lobby

The lobby has a timber and glazed external side door, access to the basement and a radiator.

Living Room



From the hallway, a door opens to the living room, which is

positioned at the front of the property with a large bay window incorporating uPVC glazing. This spacious reception room has a high ceiling, a picture rail and wall light points. It has a fire surround, home to a coal effect gas fire. There is plenty of space for furniture and a radiator.

Dining Room



This similarly sized second reception room is positioned at the rear of the property with deep cornice coving, deep skirting boards and a uPVC window. There are two radiators.

Kitchen



The kitchen has wall cupboards and base units with working surfaces and a stainless steel sink. There is space for freestanding appliances such as a slimline dishwasher and fridge freezer. An island unit incorporates a freestanding



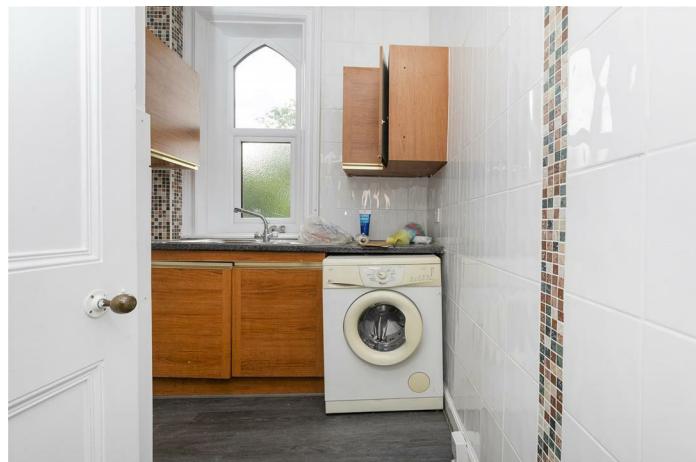
range style cooker with a ceiling mounted filter hood. There is oak flooring, ceiling lights, a side uPVC window and a radiator. A door leads through to the playroom/family room.

Playroom/Family Room



Positioned at the rear of the property, this multipurpose room has uPVC French doors leading out to the rear garden. It has previously been utilised as a ground floor bedroom, but could be a playroom, family room, gym or large home office, etc. It has laminate flooring, a recessed electric log effect fire and provision for a wall-mounted TV. The room enjoys a dual aspect with a side window incorporating a blackout blind. There is also an upright radiator.

Utility



From the side lobby, access can be gained to the utility, which has wall cupboards and base units with working

surfaces and a one-and-a-half bowl stainless steel sink. There is plumbing for an automatic washer and housing for the Vaillant boiler for the central heating system. The room has downlighting, an opaque uPVC window and a tiling to most walls.

Basement

Accessed from the side lobby, stairs lead down to the basement. This comprises three rooms, the largest being the keeping cellar with a stone keeping table. The second largest room is a wine cellar and the third room is a smaller store area with shelving.

First Floor Landing



From the hallway, the staircase rises to the first floor landing, where there is a radiator and the spindle staircase continues up to the top floor.



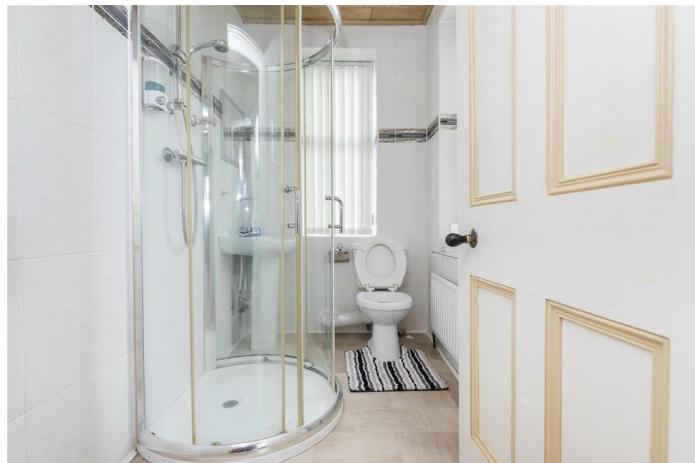
Details

Bedroom One



This large double bedroom is positioned at the front of the property and has built-in wardrobes with storage cupboards above. It has uPVC windows, deep cornice coving and a radiator. This room has the advantage of an en suite shower room.

En Suite Shower Room



This room incorporates a shower cubicle with curved doors and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. It has tiling to the walls and enjoys a dual aspect with side and front uPVC windows. There is also a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and has a built-in wardrobe with a shelf and drawers. It has uPVC windows, deep cornice coving and two radiators. This room has the advantage of an en suite bathroom.

En Suite Bathroom



This room incorporates a bath with a shower screen and wall-mounted shower fitting over, a wash hand basin and a low-level WC. It has tiling to the walls, along with ceiling downlighting, shelving, a mirror and a radiator.



Details

Bedroom Three



This double bedroom has a side uPVC window, plenty of space for furniture and a radiator.

Bedroom Four



This double bedroom is positioned at the rear of the property and has a built-in wardrobe, a uPVC window and a radiator.

House Bathroom



This has a three-piece suite comprising a Whirlpool style bath with shower fitting over, a pedestal wash hand basin and a low-level WC. It has half-height wall tiling and enjoys a pleasant light and bright dual aspect with a single glazed window to the front elevation and a side uPVC window. There is slate style floor tiling and an upright chrome ladder style radiator.

Top Floor Landing

From the first floor landing, the spindle staircase continues up to the top floor landing. This has a side sash etched and coloured glazed window and a gallery style landing.

Bedroom Five



This double bedroom is positioned at the front of the property and has a sealed unit double-glazed window. There is walnut effect laminate flooring and a radiator.



Details

Bedroom Six



This large double bedroom is positioned at the rear of the property and has a Velux window and a radiator.

Bedroom Seven



This bedroom is positioned at the rear of the property and will require some cosmetic work. It has a Velux window but no radiator.

Shower Room



This room has a walk-in shower cubicle with a seat, shower fitting and body jets, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, a sealed unit double-glazed window to the front elevation and an upright chrome ladder style radiator.

External Details



At the front of the property is a perimeter stone wall and a driveway providing parking for numerous vehicles, which continues around the right-hand side of the property giving access to the rear. In front of the house, there are mature shrubs and bushes, a lawn and wide stone steps. Off the right-hand side of the driveway, steps give access to a lawned garden area with perimeter hedging and fencing. There is side external water. To the rear of the property is external power and a stone cobbled courtyard style garden area with a built-in barbecue and shed.

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Details



Tenure

The vendor informs us that the property is leasehold.

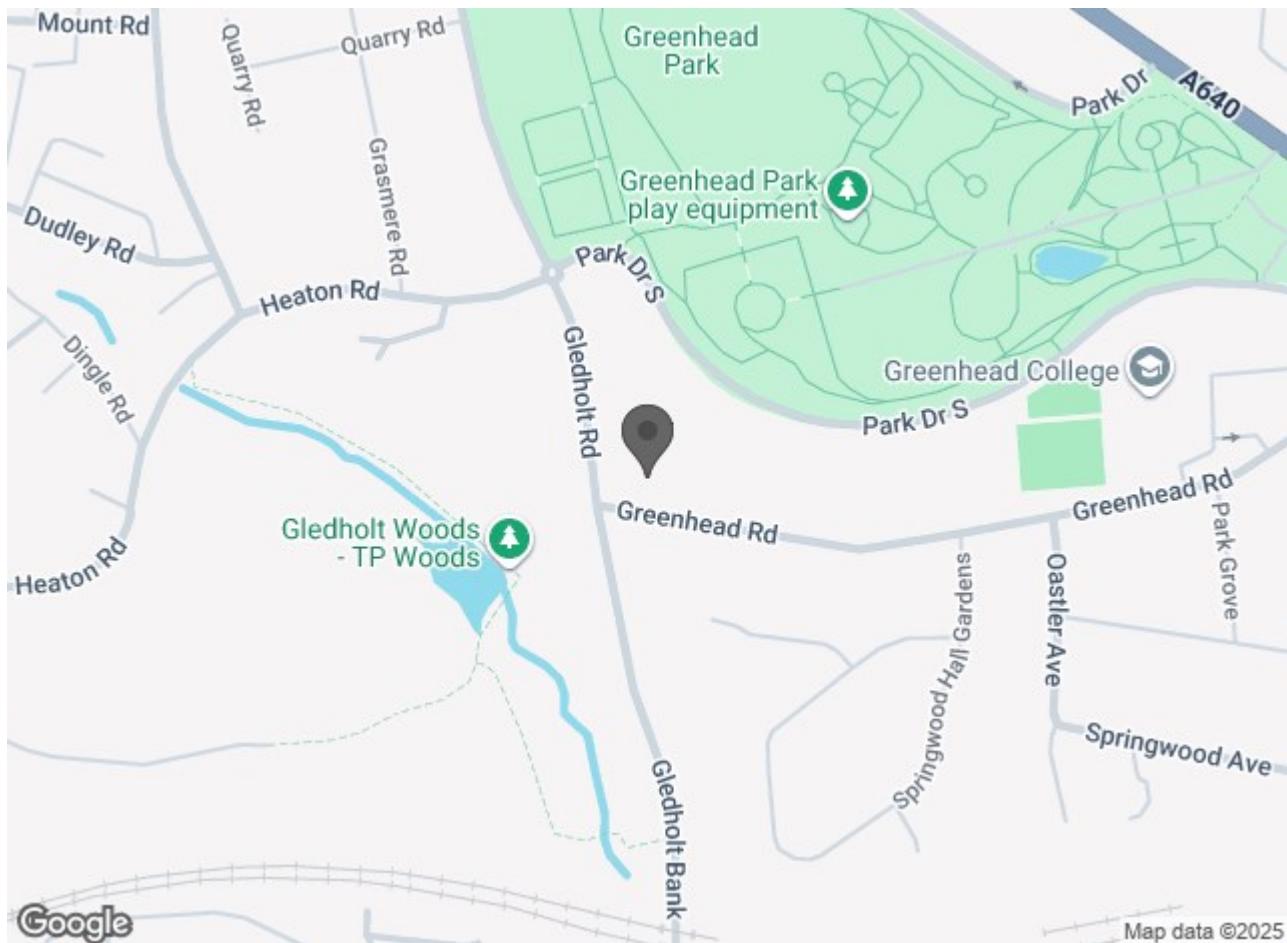
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Directions



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