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New Hey Road, Outlane Huddersfield, Yorkshire

Offers over £300,000

Being conveniently situated within a short distance from the M62 motorway network in this popular village suburb known as Outlane, is this well appointed, deceptively spacious, semi-detached house. The property may well prove suitable to the professional couple or indeed the expanding family buyer looking to access nearby recommended schooling along with various amenities. The property briefly comprises of; entrance hall, family bathroom, open plan living kitchen, two ground floor bedrooms and to the first floor there is a study area, main bedroom and en suite shower room. The property also enjoys a gas central heating system and is predominantly double glazed. Externally there are garden areas to three sides as well as a garage and ample parking. **VIEWING HIGHLY RECOMMENDED.**

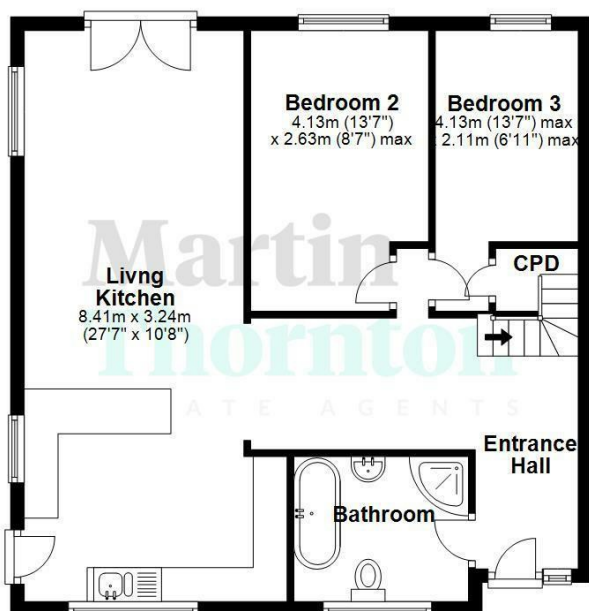
New Hey Road, Outlane Huddersfield, Yorkshire

Floorplan



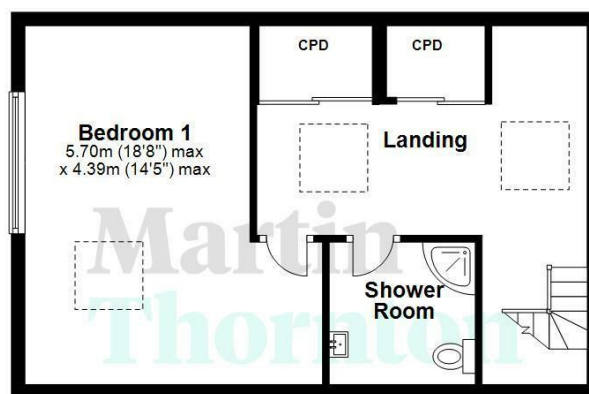
Ground Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



First Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



Total area: approx. 112.0 sq. metres (1205.9 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.

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Details



Entrance Hall

A timber panelled door with double glazed insert and matching panel opens into the entrance hall where there are lovely exposed beams to the ceiling, ceiling light point, radiator and a balustrade and spindle staircase rises to the first floor. Offering a blend of refinement and original character.

House Bathroom

Having a modern white suite comprising of; low flush WC, vanity hand basin with chrome mixer tap over, feature roll-top bath with overlying mixer tap and a corner fitted shower cubicle home to a mains fed shower. The walls are tiled with a contrasting tiled floor, inset downlights to ceiling, wall mounted chrome ladder style towel rail, extractor fan and additional light comes from the side elevation via three double glazed windows.

Living Kitchen

The living area has lots of natural light from two elevations courtesy of two double glazed windows and a set of French timber and double glazed doors lead out onto the stone flagged patio. There are two ceiling light points, two radiators and an oak style laminate floor. The focal point of the room is an exposed stone fire surround with timber mantle over, home to a multi-fuel stove. The living room is open to the kitchen, separated by way of a breakfast bar.

Kitchen Area

The kitchen area has a range of base cupboards, drawers, roll-edge worktops, tiled splash-backs and some matching cupboards over. Integrated appliances include a split-level hob and oven with overlying extractor hood, fridge, freezer and dish washer. There is an inset one and a half bowl, stainless steel sink unit with overlying mixer tap and plumbing for an automatic washing machine. There are two ceiling light points and a timber door with double glazed insert leading onto the rear garden. Having exposed beams to ceiling and a radiator with natural light coming from the side elevation with three double glazed windows overlooking the garden.

Bedroom Two

This double bedroom has three double glazed windows overlooking the side garden along with central ceiling light point, various power points and a radiator.

Bedroom Three

This double bedroom has a double glazed window to the side elevation along with central ceiling light point, various power points and a radiator.

First Floor Landing

From the entrance hall, a balustrade and spindle staircase rises to the first floor landing where there is a useful study area with two Velux double glazed windows, an array of exposed timber, various inset downlights and power points. There are wall length fitted wardrobes with various hanging and shelving options.

Shower Room

Having a modern white suite comprising of; low flush WC, vanity hand basin with high gloss storage cupboard beneath with a chrome mixer tap over and a corner fitted shower cubicle, home to a mains fed shower. The walls are part tiled with a contrasting tiled floor, inset downlights to ceiling, wall mounted chrome ladder style towel rail and extractor fan.

Master Bedroom

Enjoying an array of exposed timbers along with inset downlights to ceiling, various power points, TV aerial point and two radiators. Additional light comes from a Velux double glazed window and three double glazed windows to the side elevation.

External Details

To the front of the property there is a pebbled driveway providing ample parking which leads to a single car garage with power, light and up-and-over door. A pathway leads down the side of the garage to the property. To the side of the property is a lawned garden with fenced and mature shrubbery borders. The lawn continues to the rear of the property where there is a lovely stone flagged patio with mature walled boundaries, all enjoying a southerly aspect. VIEWING HIGHLY RECOMMENDED.

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Directions

