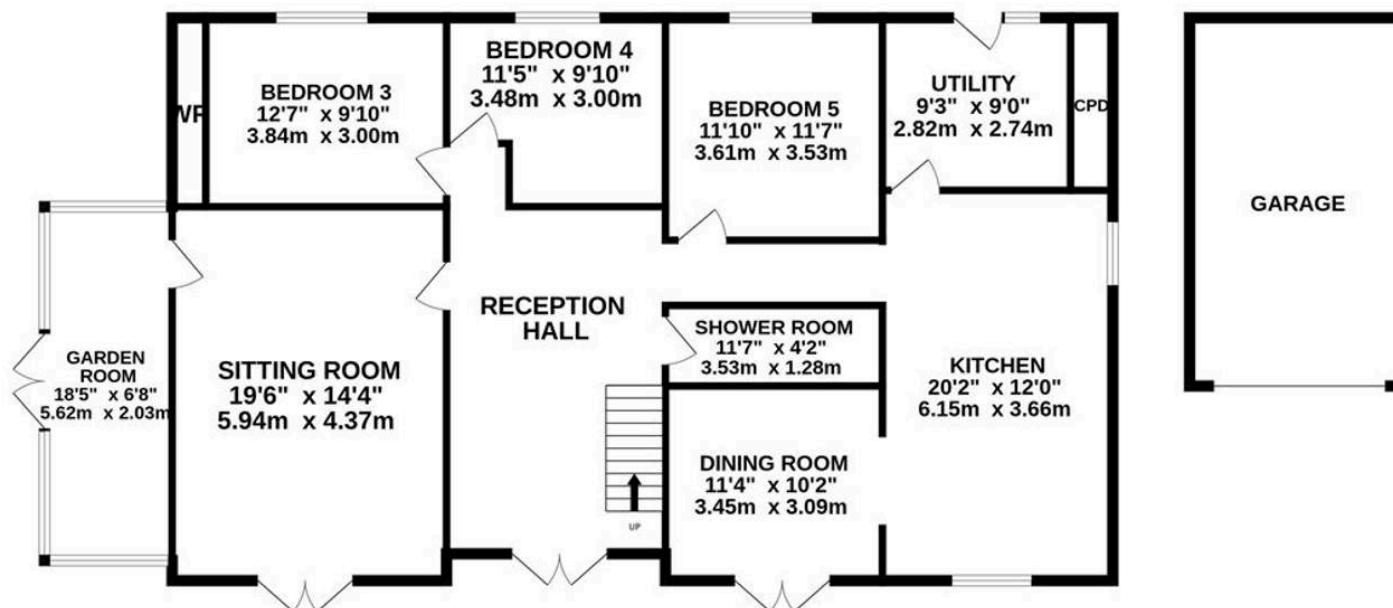




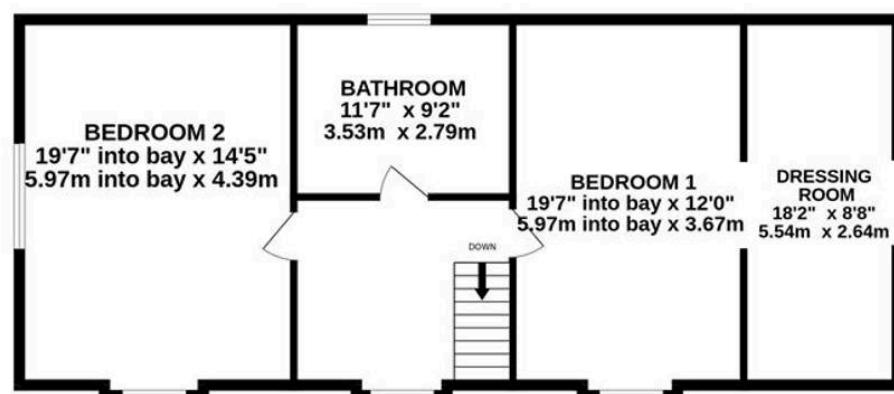
**The Bungalow Halifax Road, Huddersfield**  
Huddersfield

Offers in Region of £720,000

## GROUND FLOOR



## 1ST FLOOR



## HALIFAX ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## The Bungalow Halifax Road

Huddersfield, Huddersfield

Spacious family home in Edgerton with flexible living space. Half-acre well-screened gardens, off-road parking, and garage. Close to amenities, schools, town centre, and M62. Ground floor: reception hall, sitting room, garden room, kitchen, dining room, 3 double bedrooms, shower room, utility room. First floor: 2 double bedrooms, master with dressing room, family bathroom.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Tucked away location and well screened established gardens
- Flexible living space
- Ideally located for town centre and M62

**Simon Blyth**  
ESTATE AGENTS



## ENTRANCE HALL

Twin PVCu double glazed French doors open into the reception Hall. This measures 18'7 x 11'7 as the dimensions indicate this is a spacious and welcoming area which has a galleried landing, there is a further window above the French doors which fills this whole area with natural light, there is a ceiling light point, wall light point, ceiling coving, dado rail and oak effect chevron style laminate flooring. From the reception hall access can be gained to the following:-

## SHOWER ROOM

Dimensions: 3.53m x 1.27m (11'7 x 4'2). This has a ceiling light point, ceiling coving, chrome ladder style heated towel rail and is fitted with a suite comprising; pedestal wash basin with chrome mixer tap, low flush w.c. and walk-in shower with frosted glass brick panel together with a chrome shower fitting.

## SITTING ROOM

Dimensions: 5.94m x 4.37m (19'6 x 14'4). A spacious reception room which has PVCu double glazed French windows and doors which look out onto a lovely established well screened garden, there is a central ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a multi-fuel stove with small log store beneath and a granite hearth. To one side a timber and bevelled glass door gives access to the garden room.

## GARDEN ROOM

Dimensions: 5.61m x 2.03m (18'5 x 6'8). With PVCu double glazed windows together with a mono-pitch PVCu sealed unit double glazed roof, there is laminate flooring and electric underfloor heating.

## KITCHEN

Dimensions: 6.15m x 3.66m (20'2 x 12'0). With a dual aspect PVCu double glazed windows providing this area with an abundance of natural light, the kitchen was re-fitted in circa 2021 and has a herringbone LTV flooring which continues through into the dining room. There are a generous range of base and wall cupboards with porcelain and contrasting 'Hague Blue' units these are complimented by brass handles.

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## GARDEN

The property is situated to the rear of Cote Royd House with two large stone gate posts with a tarmac driveway leading to a parking area for several vehicles and in turn leading to a detached stone built and slated garage. The garage measures 18'2 x 15'8 with timber and frosted glazed windows to the side elevations, there is roof void storage, power, light and an up and over door.

Immediately to the rear of the garage there is an attached timber store. To the rear of the property there is a stone flagged patio, outside cold-water tap, planted trees and shrubs, crushed blue slate, and bordered by a brick and stone wall giving privacy. To the far side of the house there is a private patio area together with crushed blue slate and a flagged pathway leading down the side of the garden room where there is a further outside cold water tap and leading to a stunning rear garden which once again is walled to one side and this area is a lovely space for children and for entertaining and is very well screened offering a high degree of privacy and having a number of mature trees, planted shrubs large lawned garden, children's play area and immediately to the rear of the property there is a stone sun terrace which enjoys a southerly aspect, there is also a small hedge shaped into a maze and just below this a five bar gate provides access to the driveway.





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## Simon Blyth Estate Agents

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