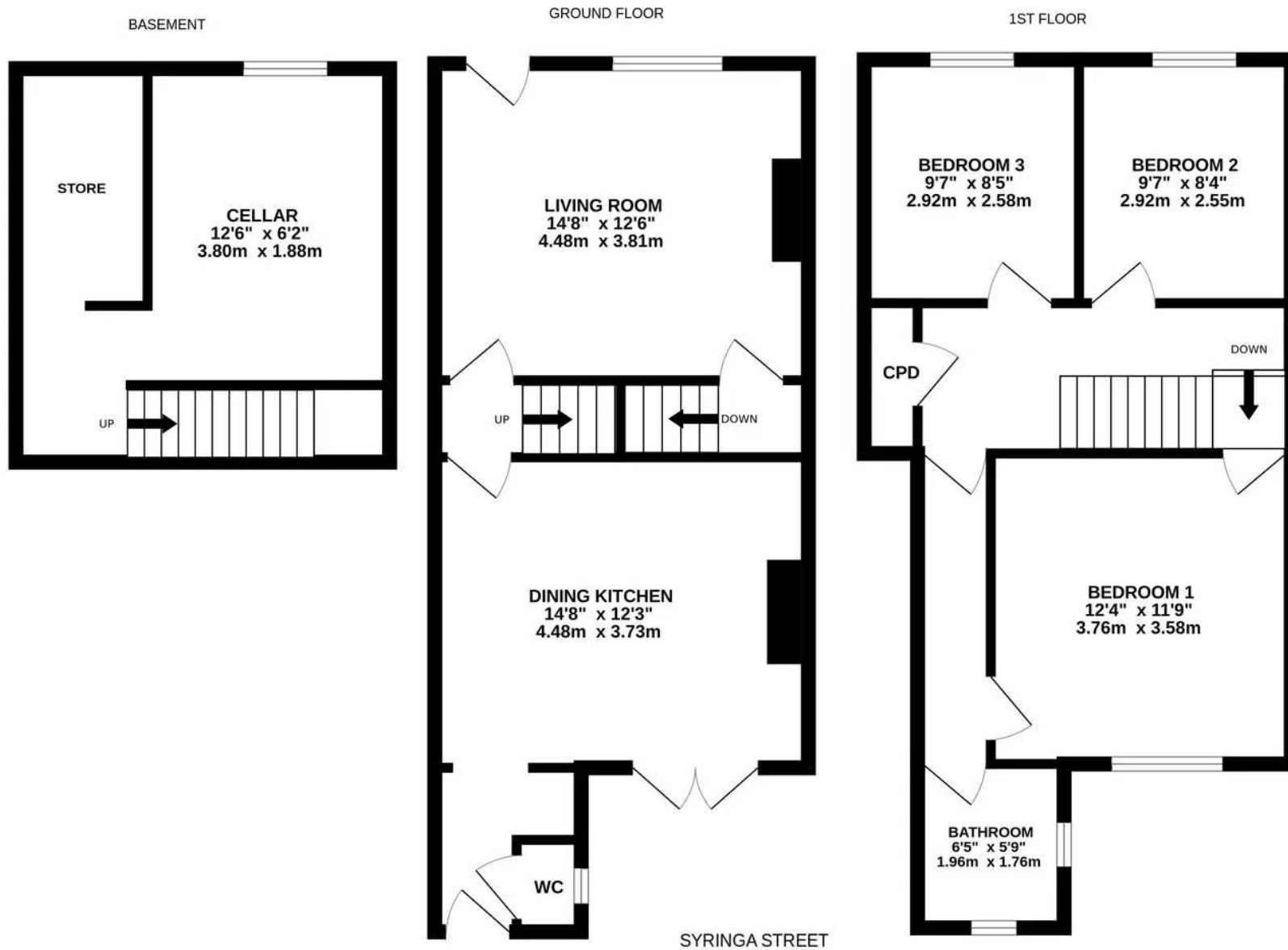




Syringa Street, Huddersfield

Huddersfield

£220,000



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Syringa Street

Huddersfield, Huddersfield

A generously proportioned stone built mid terrace providing a comfortable and attractively presented accommodation within this most convenient and established residential area within walking distance of local shops, Greenhead Park, the town centre and just a short drive from junction 24 of the M62. The property is ideal for a young family and has gas central heating system, PVCu double glazing and briefly comprises to the ground floor, living room, dining kitchen and downstairs W.C. Basement with cellar and store. First floor landing leading to three good size bedrooms and bathroom. Externally there are gardens laid out to front and rear together with on-street parking.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Close to shops and Greenhead Park
- Ideal for young family
- Three bedroom Terrace
- Convenient to Junction 24 of the M62





ENTRANCE HALL

Comprises of PVCu and frosted double glazed door opens into the living room.

LIVING ROOM (14'8 x 12'6)

With PVCu double glazed windows looking out over the front garden and providing the room with plenty of natural light. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is feature fireplace with surround, coal effect gas fire and to the right-hand side of the chimney breast there are fitted cupboards with shelving above. From the living room there are doors giving access to the basement and to an inner lobby with staircase rising to the first floor. From the inner lobby there is a further door opening into the dining kitchen.

DINING KITCHEN (14'8 x 12'3)

Another good size room with PVCu double glazed French doors opening out onto the rear garden. There are inset LED downlighters, exposed floorboards, central heating radiator and fitted with a range of matte white shaker style base and wall cupboards, draws, these are complimented by contrasting overlying work tops, there is a stoves dual fuel range style cooker housed within the chimney breast with extractor hood over, inset 1.5 bowl single drainer stainless steel sink with chrome mixer tap and a cupboard housing a Baxi fired central heating boiler. To the rear of the kitchen diner a doorway leads to a rear lobby with oak flooring, ceiling light point, recess for automatic washing machine with additional space over for a tumble dryer, a PVCu door gives access to the rear garden and to one side a door leads to a downstairs W.C.





DOWNSTAIRS W.C (3'6 X 2'5)

With frosted PVCu double glazed window, ceiling light point, oak flooring and fitted with a suite comprising corner hand wash basin with chrome monobloc tap and tile splash back together with a corner low flush W.C.

BASEMENT

This is accessed from the living room with steps leading down to a useful cellar which measures 12'6 x 6'2, with a window and a stainless-steel sink. Adjacent to the cellar there is a smaller store which is 9'4 x 4'5.

FIRST FLOOR LANDING

With loft access, inset Led downlighters. From the landing access can be gained to the following rooms:-

BEDROOM ONE (12'4 x 11'9)

This is situated to the rear of the property and has a PVCu double glazed window, ceiling light point, central heating radiator, chimney breast and with a door to one side leading to an inner hallway which gives access to both the landing and bathroom.

BATHROOM (6'5 x 5'9)

With PVCu double glazed windows to two elevations, inset ceiling downlighters, extractor fan, majority tiled walls, central heating radiator and fitted with a suite comprising panel bath with glazed shower screen and chrome shower fitting over, pedestal wash basin and low flush W.C.

BEDROOM TWO (9'7 x 8'4)

With PVCu double glazed windows looking out over the front garden, there is a ceiling light point, central heating radiator and fitted storage cupboards.





BEDROOM THREE (9'7 x 8'5)

This is located adjacent to bedroom two and has a PVCu double glazed window looking out over the front garden, there is a ceiling point, central heating radiator and a high level storage cupboard.

STORAGE CUPBOARD (4'8 X 3'5)

This is currently utilised as an office and has ceiling light point and a lino floor.

GARDEN

To the front of the property there are stone gate posts with a wrought iron hand gate opening onto a pathway leading to the front door adjacent to this there is a flagged area with planted shrubs. The rear garden can be accessed from either the passageway, dining kitchen or rear lobby and once again has been designed to be low maintenance with a south facing flagged patio, planted shrubs adjacent to this there is a timber hand gate leading to a further area of garden and hand gate giving access to the passageway. There is also outside power and cold-water tap.



ADDITIONAL DETAILS

TENURE

The property is leasehold.

COUNCIL TAX

The property under COUNCIL TAX BAND B

DIRECTIONS

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by the Junction public house continue straight ahead onto West Bourne Road. Continue through the main shopping parade then turn right after Tesco Express onto Thornhill Road and then right again into Syringa Street where the property will be found on the right hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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