

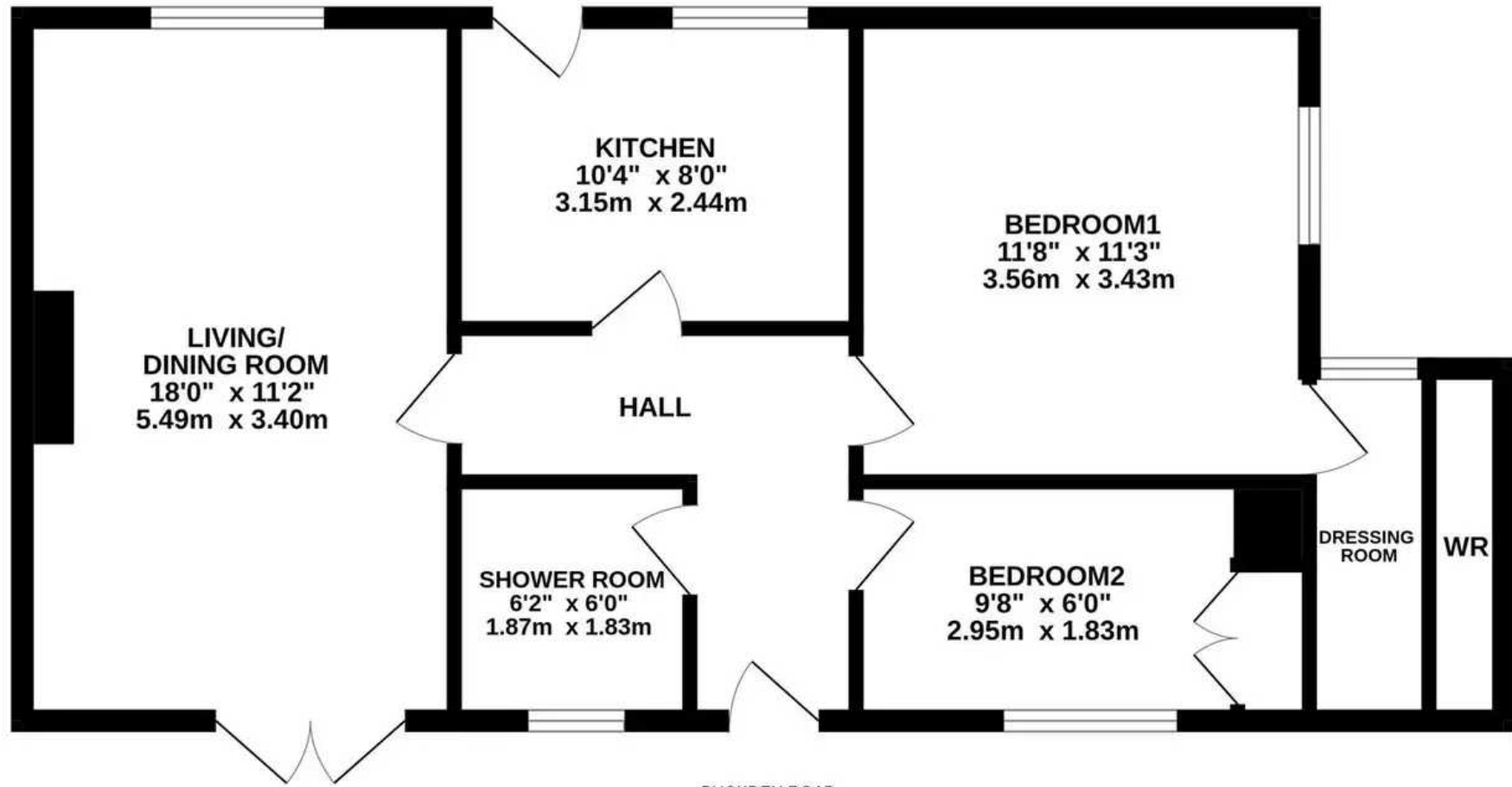


**Buckden Road, Huddersfield HD3 3AX**

Huddersfield

Offers in Region of **£220,000**





**LIVING/  
DINING ROOM**  
18'0" x 11'2"  
5.49m x 3.40m

**KITCHEN**  
10'4" x 8'0"  
3.15m x 2.44m

**HALL**

**SHOWER ROOM**  
6'2" x 6'0"  
1.87m x 1.83m

**BEDROOM1**  
11'8" x 11'3"  
3.56m x 3.43m

**BEDROOM2**  
9'8" x 6'0"  
2.95m x 1.83m

**DRESSING ROOM**

**WR**

BUCKDEN 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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## 2 Buckden Road

Edgerton, Huddersfield

STANDING WITHIN THE GROUNDS OF SPRINGFIELD, AN APPEALING STONE BUILT DOUBLE FRONTED SEMI DETACHED TWO BEDROOMED BUNGALOW WITH A BLUE SLATE PITCHED ROOF WITH MANAGEABLE GARDENS TO BOTH FRONT AND REAR TOGETHER WITH OFF ROAD PARKING FOR TWO CARS.

This interesting period home is situated on a cul-de-sac with local amenities close by in both Marsh and neighbouring Lindley. The accommodation is served by a gas central heating system, sealed unit double glazing and briefly comprises; an L-shaped entrance hall, living/ dining room, kitchen, two bedrooms with the master having a dressing room with fitted floor to ceiling wardrobes. Externally there are manageable gardens laid out to both front and rear, there is a secure covered garden store and off-road parking for two cars.

Council Tax band: C

Tenure: Leasehold







### ENTRANCE HALL

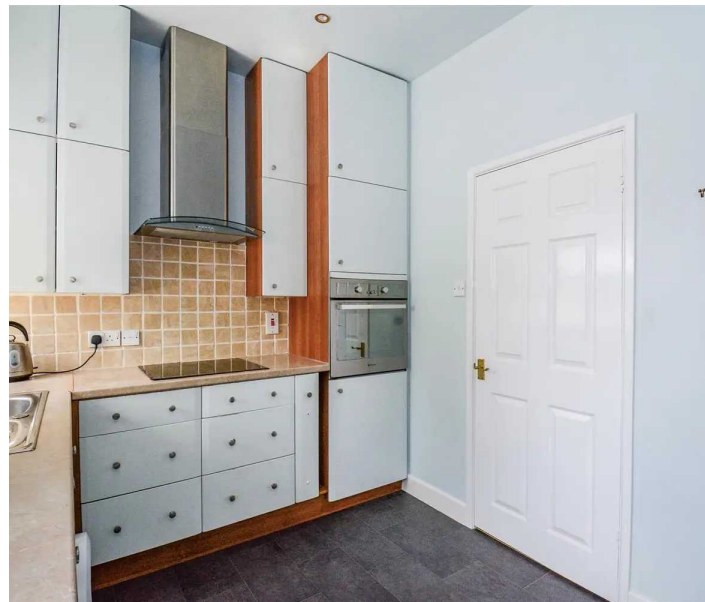
A timber panelled and glazed door opens into an L-shaped entrance hall, above the door there is a sealed unit double glazed window which provides additional natural light, there is a ceiling light point, loft access and central heating radiator. From the hallway access can be gained to the following rooms:-

### LIVING/ DINING ROOM

Dimensions: 5.54m x 3.61m (18'2 x 11'10). This well-proportioned reception room with a sealed unit double glazed window to the rear elevation and French doors to the front. There are two decorative ceiling roses with ceiling light points, ceiling coving, three wall light points, two central heating radiators and as the main focal point of the room there is a fireplace with marble surround and home to a coal effect gas fire which rests on a marble hearth.

### KITCHEN

Dimensions: 3.15m x 2.44m (10'4 x 8'0). This is situated to the rear of the bungalow and has a sealed unit double glazed window with adjacent timber panelled and frosted double glazed stable door, there are inset LED downlighters, ladder style heated towel rail and fitted with a range of bevelled edge matte white base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with an inset single drainer stainless steel sink with chrome monobloc tap, there is a Belling halogen hob with stainless steel and curved glass extractor hood over, Hotpoint stainless steel and smoked glass electric fan assisted oven and with undercounter space for a washing machine and space for fridge freezer.



### **BEDROOM ONE**

Dimensions: 3.56m x 3.43m (11'8 x 11'3). A double room with a sealed unit double glazed window, ceiling light point, wall light point, vertically hung radiator and to one side a door gives access to a dressing room.

### **BEDROOM ONE DRESSING ROOM**

Dimensions: 2.74m x 0.91m measured to wardrobes (9'0 x 3'0 me. With a ceiling light, sealed unit double glazed window, central heating radiator and to one wall there are a bank of fitted floor to ceiling part mirror fronted sliding door wardrobes.

### **BEDROOM TWO**

Dimensions: 2.95m measured to wardrobes x 1.83m (9'8 measured . With a sealed unit double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and to the far end of the room there are fitted wardrobes and drawers.

### **SHOWER ROOM**

Dimensions: 1.88m x 1.83m (6'2 x 6'0). With a frosted sealed unit double glazed window, inset ceiling downlighters, floor to ceiling tiled walls, ladder style heated towel rail, and fitted with a suite comprising; vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and large corner shower cubicle with chrome shower fitting.



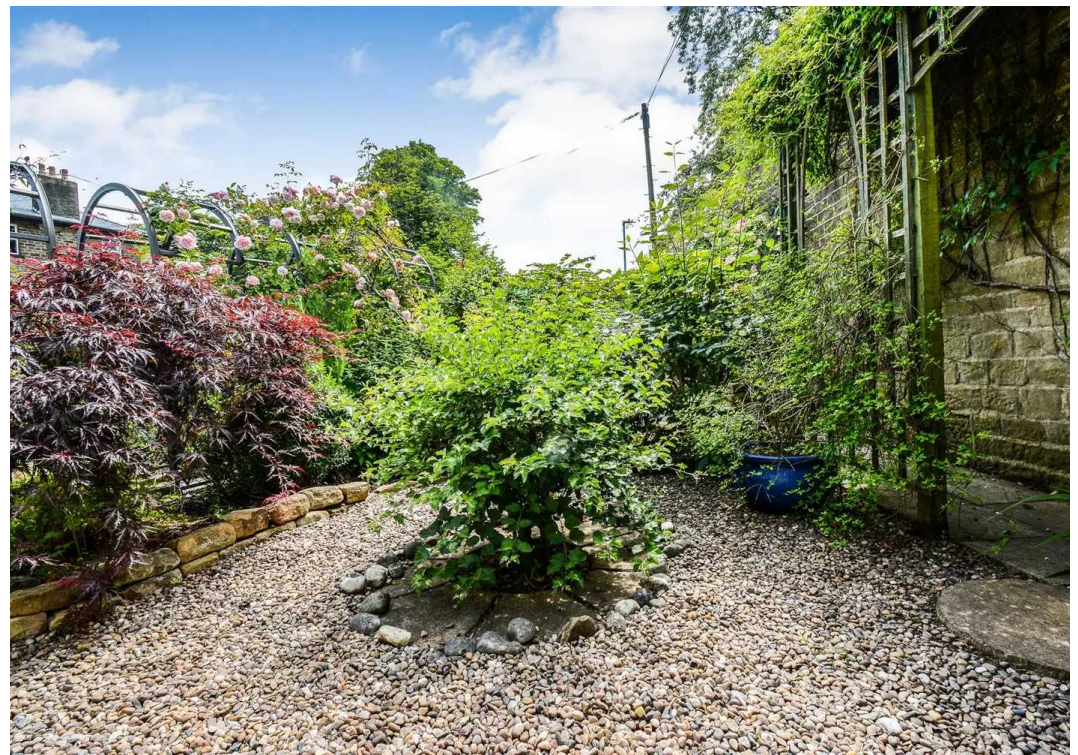


## GARDEN

To the front of the property there is a stone flagged patio which spans the full width of the bungalow, and this is bordered by planted trees, flowers and shrubs and with a short flight of steps leading to a wrought iron hand gate leading on to Buckden Road. To the rear there is a southerly facing garden with flagged pathway running across the front of the bungalow and there is a further flagged pathway with a steel pagoda with climbing roses leading to the parking area. To either side of the pagoda there is a lawned garden with planted trees, flowers and shrubs and a gravelled area with trees, flowers and shrubs, timber pagoda to the far side and with a timber hand gate leading to a useful covered garden store. To the rear of the property there is a two-car parking bay.









## **ADDITIONAL INFORMATION**

### **DIRECTIONS**

Proceed out of Huddersfield along New North Road and on reaching the traffic lights continue straight ahead on to Edgerton Road, this merges into Halifax Road then turn left on to Thornhill Road and right into Buckden Road 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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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





## Simon Blyth Estate Agents

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