

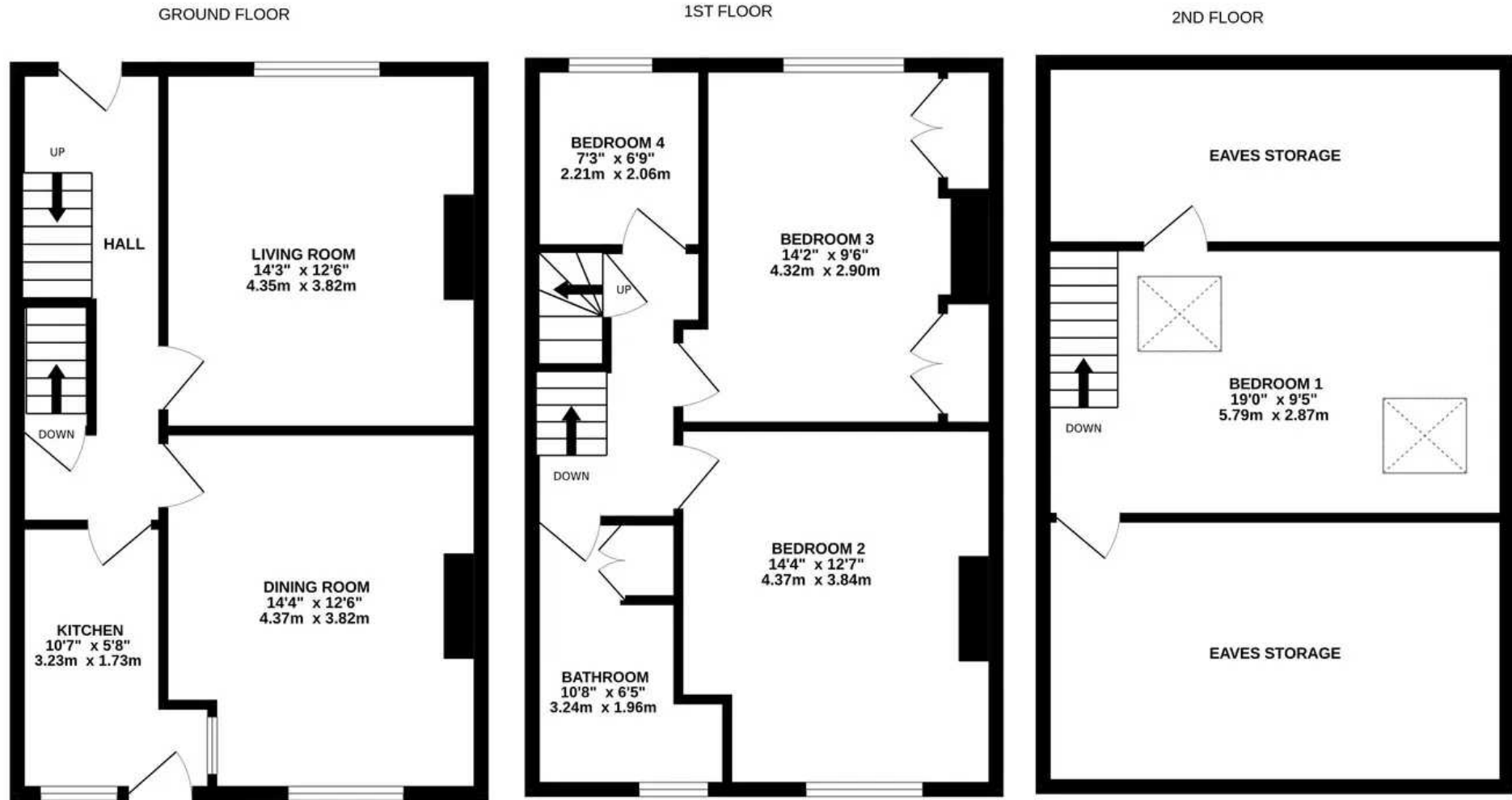


**Cleveland Road, Huddersfield**

Huddersfield

Offers in Region of **£280,000**





CLEVELAND 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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## 55 Cleveland Road

Huddersfield, Huddersfield

A spacious and well proportioned stone built Edwardian through terrace house located within this popular and well regarded residential area close to local schools, a variety of amenities and accessible for the M62 Motorway.

The property has a gas central heating system, sealed unit double glazing and accommodation arranged over three floors and briefly comprising to the ground floor; entrance hall, living room, dining room and fitted kitchen. Basement with cellar. The first floor landing leading to three bedrooms and bathroom, to the second floor, the master bedroom. Externally there are gardens laid out to both front and rear together with off-road parking.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







### Entrance Hall

17' 8" x 5' 9" (5.38m x 1.75m)

A timber panelled and leaded stained glass door opens into the entrance hall. This has two ceiling light points, ceiling coving, central heating radiator, tiled floor and to one side a spindle staircase rises to the first floor. From the hallway access can be gained to the following rooms:-

### Living Room

14' 3" x 12' 7" (4.34m x 3.84m)

This is the first of two equally proportioned reception rooms and has two timber and sealed unit double glazed sash windows looking out over the front garden, there is a ceiling light point, ceiling coving, picture rail, central heating radiator and as the main focal point of the room there is a feature fireplace with oak surround, tiled inset and home to a working fire which rests on a tiled hearth.

### Dining Room

14' 4" x 12' 7" (4.37m x 3.84m)

This has two timber and sealed unit double glazed sash windows looking out over the rear garden, there is a ceiling light point, ceiling coving, tiled floor, vertically hung column style radiator and as the main focal point of the room there is a chimney breast with oak mantle. To one side a doorway provides access to the kitchen.





## Kitchen

10' 7" x 5' 8" (3.23m x 1.73m)

This has a timber and sealed unit double glazed window, adjacent timber and sealed unit double glazed door giving access to the rear garden. There is a ceiling light point, central heating radiator, tiled floor and fitted with a range of base cupboards, drawers, pan drawers, these are complimented by contrasting overlying oak worktops with tiled splashbacks, there is a four ring induction hob with stainless steel extractor hood over, electric fan assisted oven beneath, integrated dishwasher and an inset one and a half bowl single drainer sink with chrome mixer tap.

## Basement

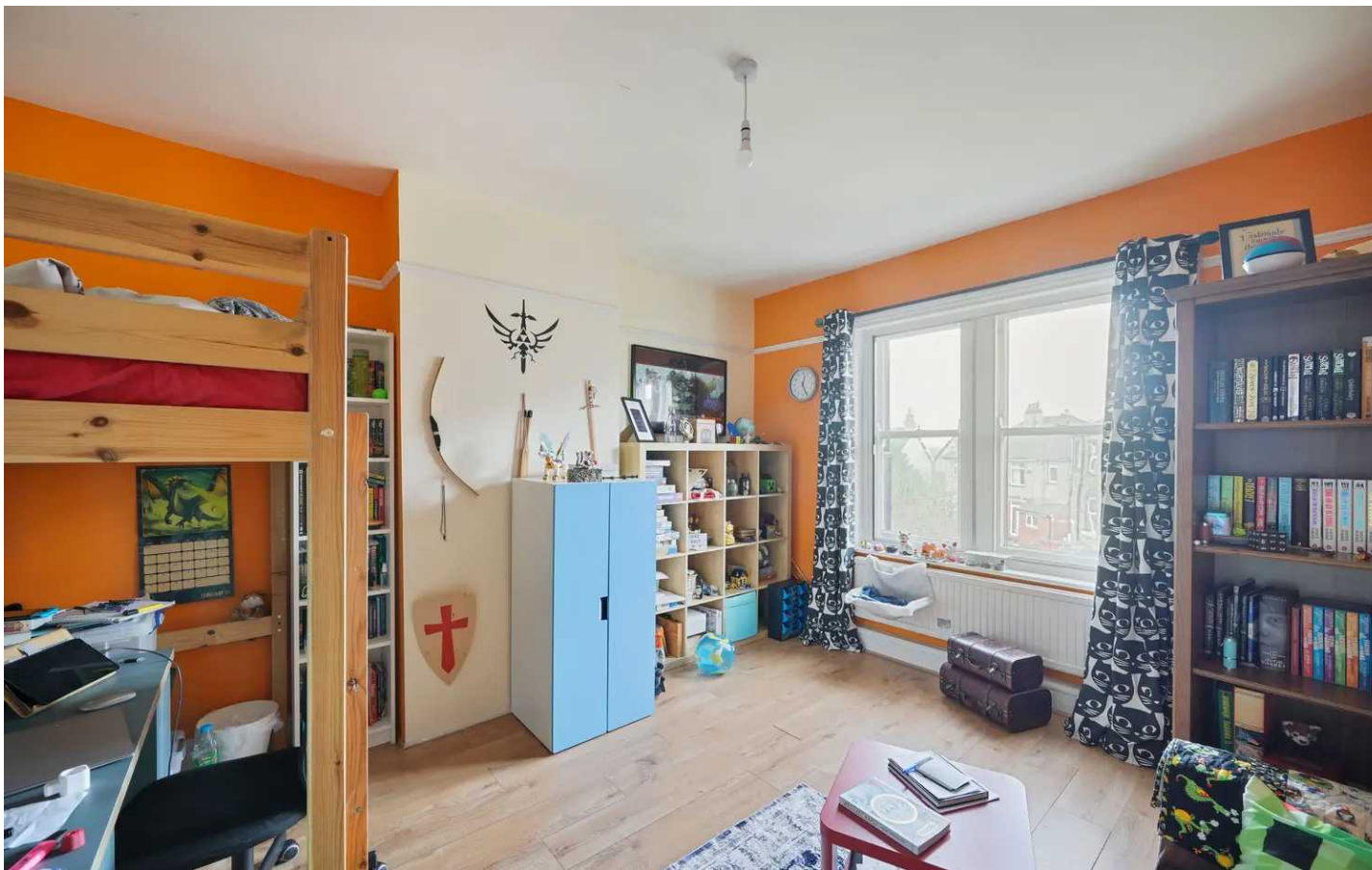
This is accessed from the entrance hall with stone steps leading down to a fuel store and and cellar. The cellar has a stone table and from here a doorway leads to a wash cellar with plumbing for automatic washing machine, window and adjacent door.

## First floor landing

With two ceiling light points and door giving access to a staircase rising to the second floor. From the landing access can be gained to the following rooms:-







### **Bathroom**

10' 8" x 6' 5" (3.25m x 1.96m)

With a PVCu and frosted double glazed window, ceiling light point, linen cupboard, chrome ladder style heated towel rail and fitted with a four piece suite comprising; panelled bath with tiled splashback, pedestal wash basin, low flush w.c. and tiled shower cubicle with bi-fold door and chrome shower fitting.

### **Bedroom Four**

7' 3" x 6' 9" (2.21m x 2.06m)

This has secondary double glazed sash window, ceiling light point and central heating radiator.

### **Bedroom Three**

14' 2" x 9' 6" (4.32m x 2.90m)

With two secondary double glazed sash windows, ceiling light point, picture rail, central heating radiator and to either side of the chimney breast there are fitted wardrobes with additional storage cupboards over.

### **Bedroom Two**

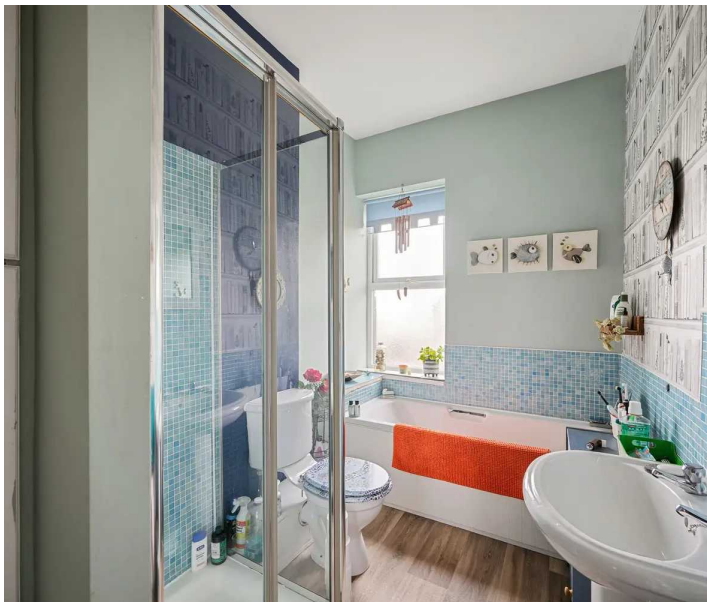
14' 4" x 12' 7" (4.37m x 3.84m)

With two secondary double glazed sash windows looking out over the rear garden, there is a ceiling light point, picture rail, central heating radiator, laminate flooring and chimney breast.

### **Second Floor Bedroom One**

19' 0" x 9' 5" (5.79m x 2.87m)

A generously proportioned room which has access to some useful storage space in the eaves, there are two velux double glazed windows, central heating radiator and exposed painted floorboards.









## GARDEN

To the front of the property there is a gravelled area which is bordered by shrubs. To the rear there is a further low maintenance garden which has a flagged area, gravelled border, planted trees and shrubs and with a wrought iron hand gate leading to a lane at the rear.

## OFF STREET

### 2 Parking Spaces

To the front of the property there are stone gate posts with twin wrought iron gates opening onto a tarmac driveway which provides off-road parking.









## **ADDITIONAL DETAILS**

### **DIRECTIONS**

Using satellite navigation enter the postcode HD1 4PP

### **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**

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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 - 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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