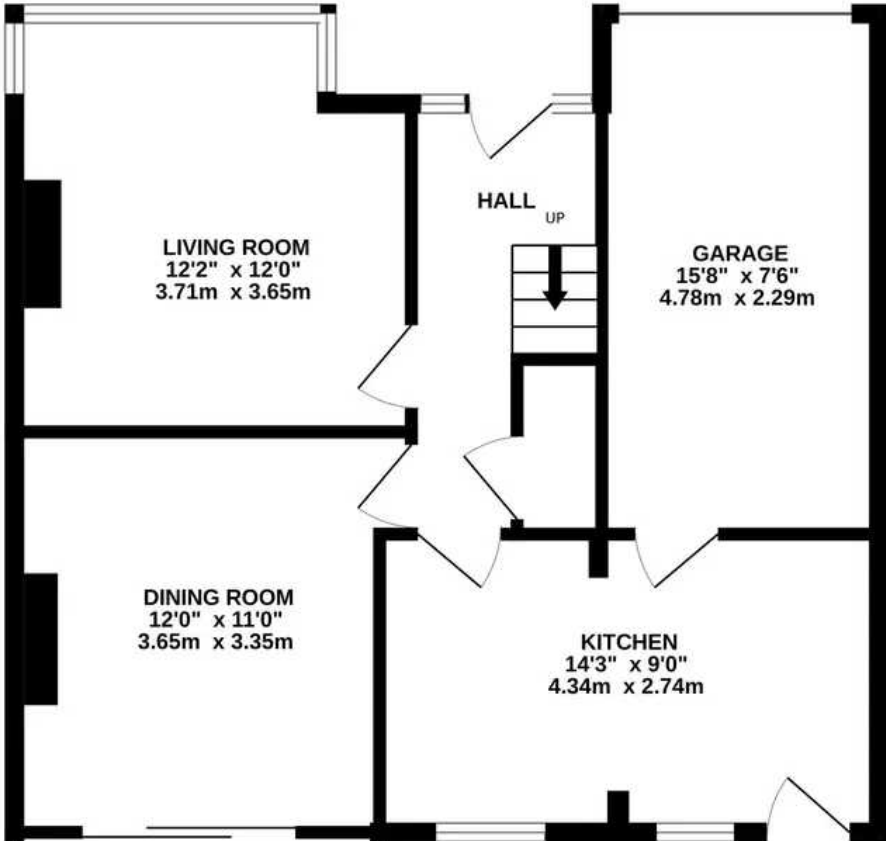




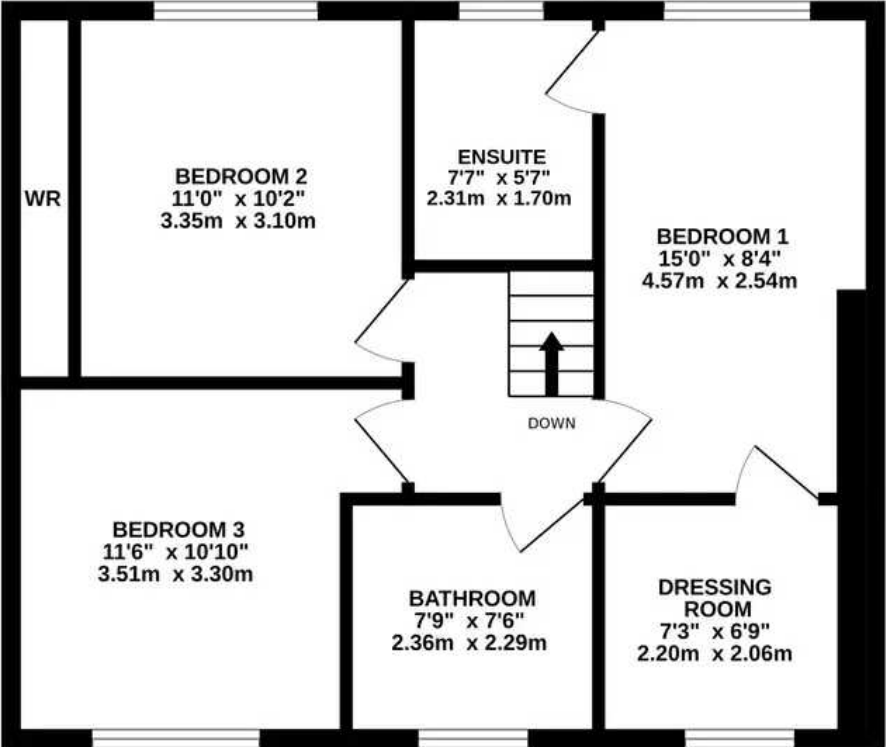
**1 Greenhead Lane, Huddersfield**  
Huddersfield

Offers in Region of **£270,000**

GROUND FLOOR



1ST FLOOR



GREENHEAD LANE

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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## 1 Greenhead Lane

Huddersfield, Huddersfield

Ideal for a young family, an extended three double bedroom semi detached house with off-road parking for three to four cars together with single garage and a south easterly facing rear garden.

The property is located within a popular and established residential area close to local shops, schools and accessible for both M1 and M62 motorways. There is a gas central heating system, PVCu double glazing and briefly comprising to the ground floor entrance hall, downstairs w.c., living room, dining room, conservatory and kitchen. To the first floor; a landing leading to three double bedrooms with the master having a dressing room and ensuite shower room and family bathroom.

Council Tax band: C

Tenure: Leasehold





### Entrance Hall

A composite door opens into the entrance hall, this has frosted PVCu double glazed windows to either side of the door providing natural light, there is a ceiling light point, central heating radiator, laminate flooring, and to one side a spindle staircase rises to the first floor with a downstairs w.c. beneath. From the hallway access can be gained to the following rooms:-

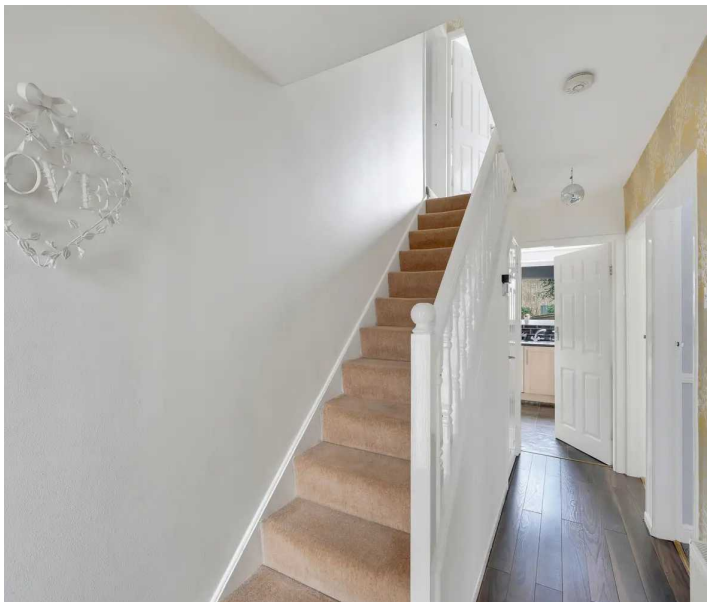
### Downstairs W.C

With wall light point, extractor fan, part tiled walls and fitted with a suite comprising; pedestal wash basin and low flush w.c.

### Living Room

12' 2" x 12' 0" (3.71m x 3.66m)

With a walk-in bay having a large PVCu double glazed window with an additional window to the side elevation all of which provides plenty of natural light, there is a ceiling light point, two wall light points, dado rail, central heating radiator and as the main focal point of the room there is a feature fireplace with a marble effect surround and home to a coal effect gas fire which rests on a slightly raised hearth.



### Dining Room

12' 0" x 11' 0" (3.66m x 3.35m)

Having a ceiling light point, dado rail, central heating radiator and UPVC sliding patio doors giving access to the conservatory.



### Conservatory

11' 0" x 8' 5" (3.35m x 2.57m)

With PVCu double glazed windows, inset downlighters, central heating radiator and laminate flooring.

### Kitchen

14' 3" x 9' 0" (4.34m x 2.74m)

With PVCu double glazed windows looking out over the rear garden together with a PVCu and sealed unit double glazed door, there are inset ceiling downlighters, courtesy door to the garage and fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, and there is an inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel extractor hood over, stainless steel electric fan assisted oven, integrated dishwasher, integrated fridge and integrated freezer.

### First Floor Landing

With ceiling light point, loft access with a fold down timber ladder, power, light and centrally boarded. From the landing access can be gained to the following rooms:-







### Bedroom One

15' 0" x 8' 4" (4.57m x 2.54m)

A double room, with a PVCu double glazed window, ceiling light point and central heating radiator. From the bedroom there are doors giving access to an ensuite shower room and dressing room.

### Dressing Room

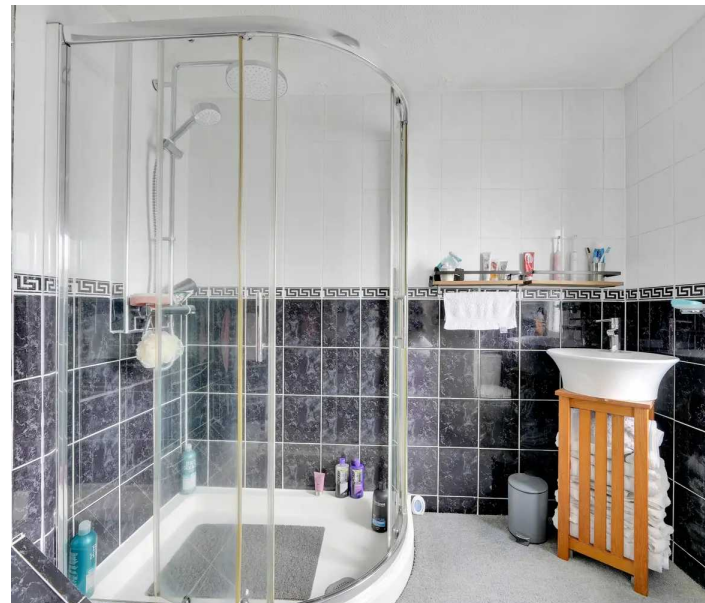
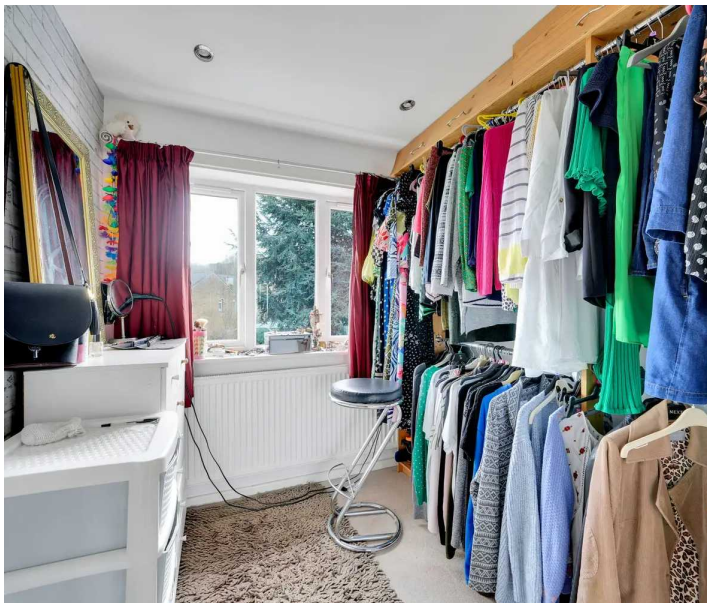
6' 9" x 7' 3" (2.06m x 2.21m)

With a PVCu double glazed window looking out over the rear garden, inset ceiling downlighters, central heating radiator and having double height fitted cloaks rails.

### Ensuite

5' 7" x 7' 7" (1.70m x 2.31m)

With a frosted PVCu double glazed window, ceiling light point, floor to ceiling tiled walls, fitted mirror, chrome ladder style heated rail and fitted with a suite comprising; towel rack mounted with a circular hand wash basin with chrome monobloc tap, low flush w.c. and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



### Bedroom Two

11' 0" x 10' 2" (3.35m x 3.10m)

A double room situated adjacent to bedroom one and having a ceiling light point, central heating radiator, PVCu double glazed window and to one wall there are a bank of fitted wardrobes, cupboard, and display shelving.

### Bedroom Three

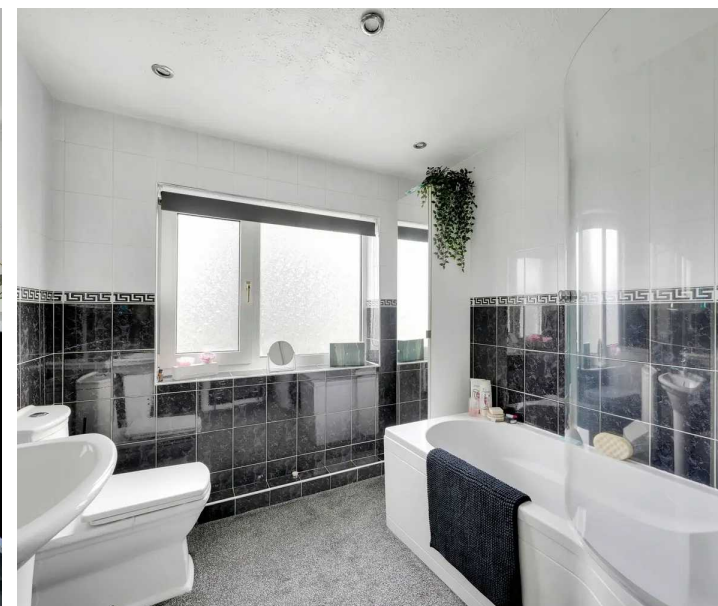
10' 10" x 11' 6" (3.30m x 3.51m)

A double room with a PVCu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and open double height wardrobe with hanging rails.

### Bathroom

7' 9" x 7' 6" (2.36m x 2.29m)

With a frosted PVCu double glazed window, inset ceiling downlighters, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising; pedestal wash basin with chrome monobloc tap, low flush w.c. and panelled bath with curved shower screen together with mixer tap incorporating hand spray and chrome shower fitting over.





## GARDEN

The gardens to the property are situated at the rear and enjoys a south easterly aspect with a lawned garden, and large concrete patio area which spans the full length of the garden together with trees and shrubs.

## OFF STREET

3 Parking Spaces

To the front of the property there is a tarmac parking area for three/ four cars as well as providing access to an integral single garage.

## GARAGE

Single Garage

The garage measures 15'8 x 7'6 and has an up and over door, courtesy door giving access to the kitchen and having power, light and plumbing for automatic washing machine.







## **ADDITIONAL INFORMATION**

### **DIRECTIONS**

Using satellite navigation enter the postcode HD5 8PP

### **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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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **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**

### **MAILING LIST**

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### **MORTGAGE ADVICE**

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 - 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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