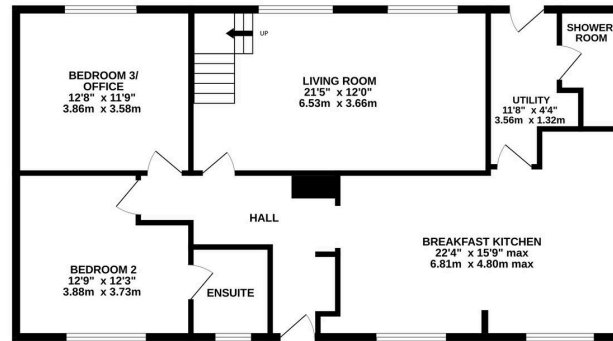




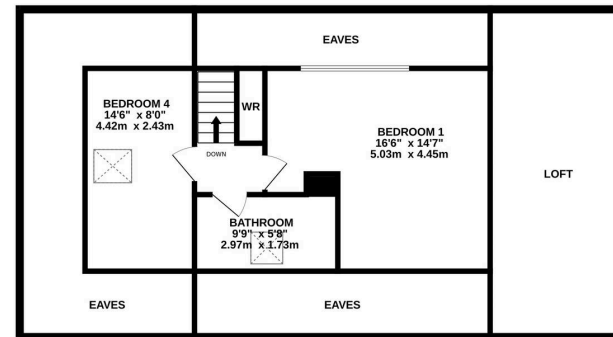
21 Josephine Road, Huddersfield
Huddersfield

Offers Over **£360,000**

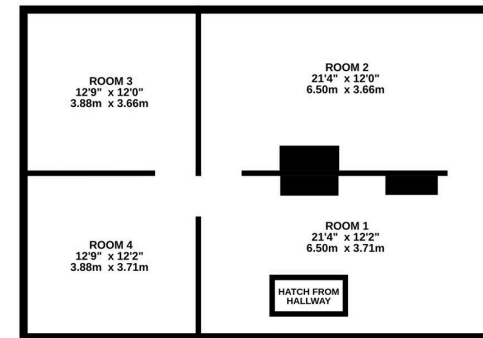
GROUND FLOOR



1ST FLOOR



BASEMENT



JOSEPHINE 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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21 Josephine Road

Huddersfield

A beautifully presented detached dormer bungalow with four double bedrooms (two ground and two first floor) situated at the end of a cul de sac with gardens to three sides, generous off road parking including a garage and a lovely aspect across playing fields.

The property had been subject to a programme of modernisation and now provides a ready to move in home with a tastefully appointed interior, ideal for a family. There is a gas c/h system, PVCu d/g and briefly comprising:- entrance hall, living room, large stylish fitted breakfast kitchen, utility room, shower room, 2 ground floor double bedrooms (one en-suite). Large sub floor area spanning the footprint of the house. First floor 2 further bedrooms and bathroom.



Entrance Hall

A composite and frosted double glazed door opens into an entrance hall this has a frosted PVCu double glazed window above the door providing additional natural light, there are two ceiling light points, central heating radiator with period style cover, recess with cloaks rail and from the hallway access can be gained to the following rooms:-

Living Room

21' 5" x 12' 0" (6.53m x 3.66m) As the dimensions indicate this is a generously proportioned reception room which has plenty of natural light from two large PVCu double glazed windows which look out over the garden and enjoying a lovely southerly aspect with views stretching across to fields and woodland. There are two central heating radiators, ceiling light point, ceiling coving, two wall light points, and as the main focal point of the room there is a wood burning stove with tiled inset together with an oak mantle over and resting on a stone hearth. To one side a staircase rises to the first floor (details of which to follow).



Breakfast Kitchen - 22' 4" x 12' 9" (6.81m x 3.89m)

Another generously proportioned room with three PVCu double glazed windows to two elevations, there are six ceiling light points, central heating radiator grey plank effect lino flooring and fitted with a range of stylish modern 'dove grey' handleless soft closing base cupboards, drawers, pan drawers and complimented by contrasting overlying slate effect ultra slim (9mm) worktops with an inset stainless steel sink with antique style monobloc tap over, there is a further one and a half bowl stainless steel sink which also has a antique style monobloc tap, two oven gas aga in cream and with tiled splashbacks, four ring induction hob, integrated electric fan assisted oven, combination oven, warming drawer, there is plumbing for a dishwasher, housing for an american style fridge freezer and large T-shaped island which has a breakfast bar, fitted cupboards, wine rack and wine cooler, there is low level LED lighting and to one side a door gives access to a utility room.

Utility Room - 11' 8" x 4' 4" (3.56m x 1.32m) With oak effect laminate flooring, two ceiling light points, loft hatch leading to a large useful boarded storage space, plumbing for automatic washing machine, space for tumble dryer, recess with cloaks rail and a Viessmann gas fired central heating boiler installed 2016 and serviced annually. There is a composite panelled and frosted double glazed door leading to the garden and to one side a door opens into a shower room.

Shower Room - 8' 4" x 4' 8" (2.54m x 1.42m) With inset LED downlighters, frosted PVCu double glazed windows, extractor fan, oak effect laminate flooring, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung hand wash basin with tiled splashback and chrome monobloc tap, low flush w.c. and twin shower cubicle with sliding door and chrome shower fitting incorporating fixed shower rose and separate hand spray





Bedroom Three/ Office

12' 8" x 11' 9" (3.86m x 3.58m)

This well proportioned and versatile room enjoys a similar aspect to that of the living room through a PVCu double glazed window, there is a ceiling light point and central heating radiator.

Bedroom Two

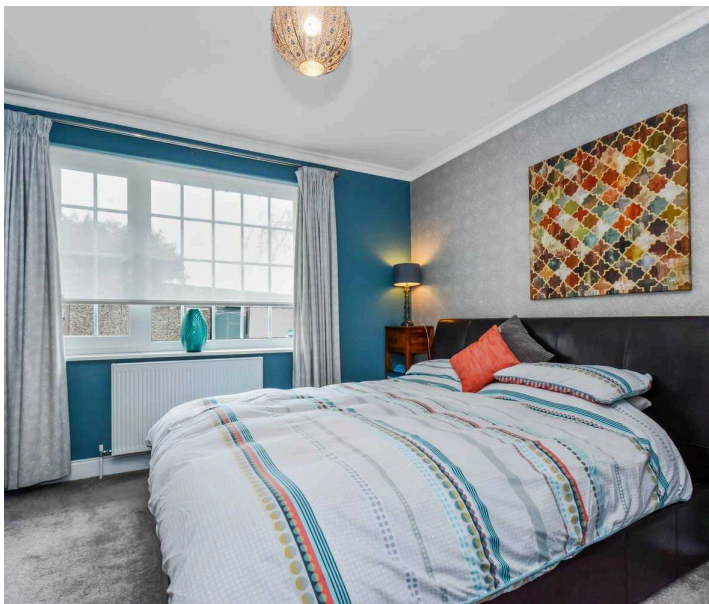
12' 9" x 12' 3" (3.89m x 3.73m)

A lovely guest room or alternatively a master bedroom with a decorative ceiling rose and ceiling light point, ceiling coving, central heating radiator and PVCu double glazed window. To one side a door opens into an ensuite shower room.

Ensuite Shower Room

5' 8" x 6' 7" (1.73m x 2.01m)

With a frosted PVCu double glazed window, inset ceiling downlighters, part tiled walls, tile effect laminate flooring, chrome ladder style heated towel rail and fitted with a suite comprising; vanity unit incorporating wash basin with chrome mixer tap. low flush w.c and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



First Floor Landing

With a ceiling light point. From the landing access can be gained to the following rooms:-

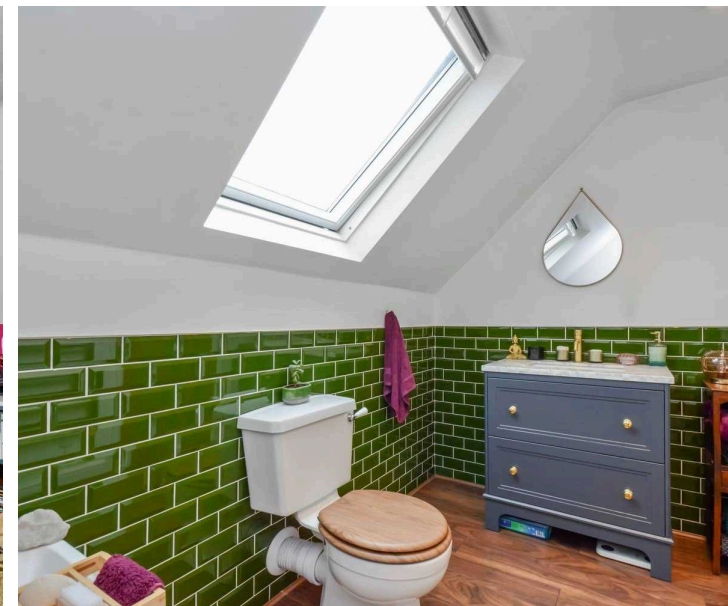
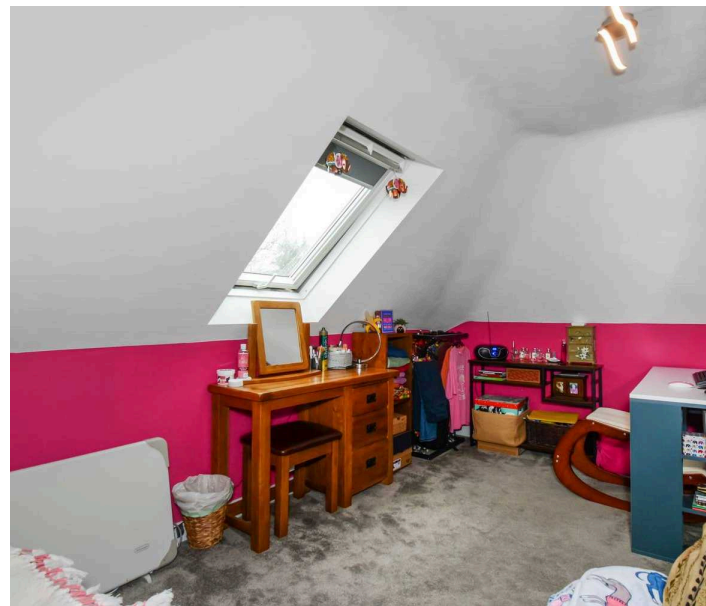
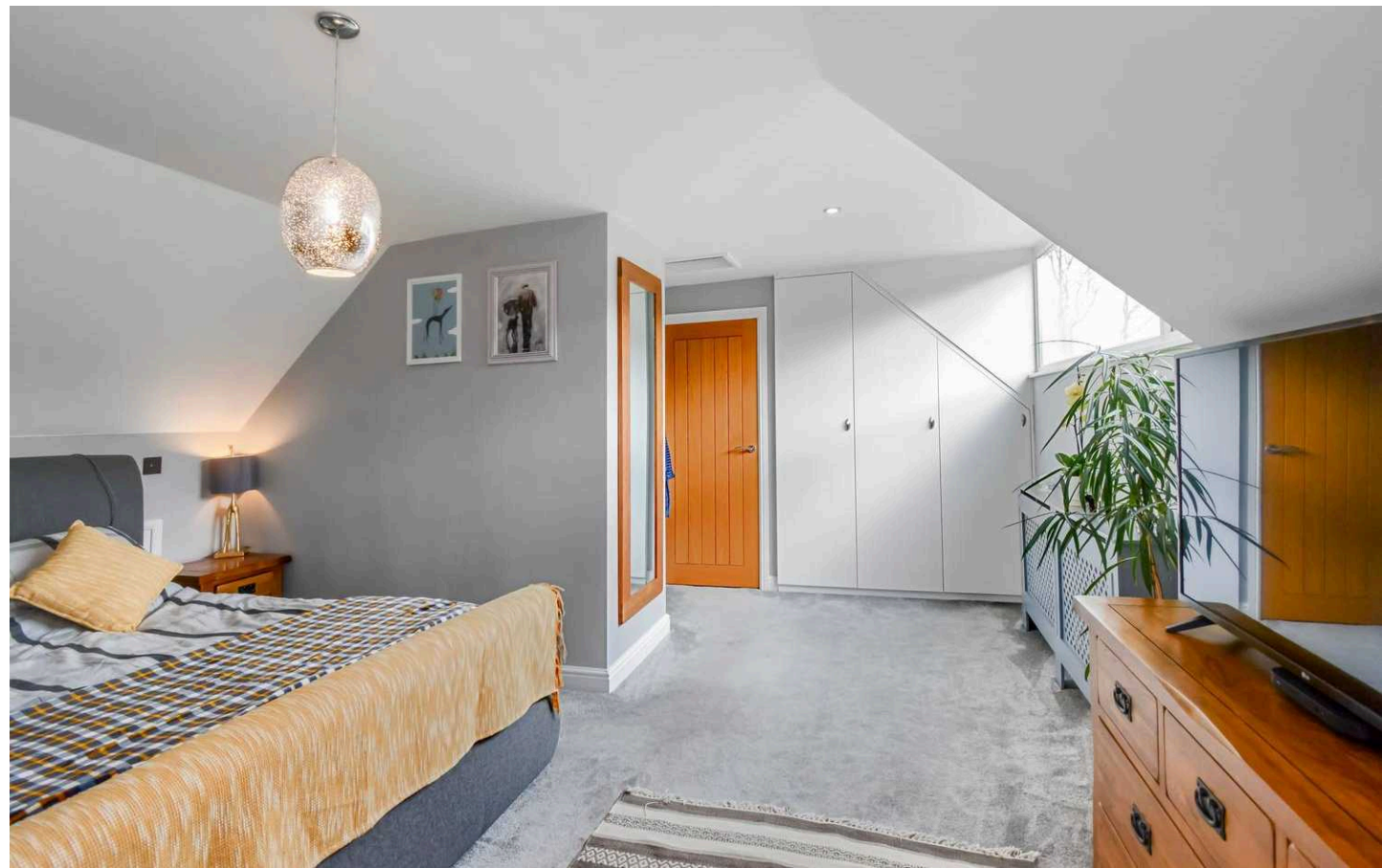
Bedroom Four 14' 6" x 8' 0" (4.42m x 2.44m) With a Velux double glazed window enjoying some lovely far reaching views down the Colne Valley, there is a ceiling light point and spaced for a double bed.

Bedroom One 16' 6" x 14' 7" (5.03m x 4.45m) A large double room which has a PVCu double glazed window enjoying a southerly aspect with views across to fields and woodland. There is a ceiling light point, inset ceiling LED downlighter, loft access, central heating radiator, fitted wardrobes and access to the eaves.

Bathroom 9' 9" x 5' 8" (2.97m x 1.73m) With a Velux double glazed window, inset LED downlighters, tiled walls to dado height, oak effect laminate flooring, ladder style heated towel rail and fitted with a suite comprising; free standing bath, vanity unit incorporating wash basin with marble overlay and brass monobloc tap together with a low flush w.c.

Basement

This is accessed via a trap door by the main entrance door with a fixed ladder leading to an extremely useful space which covers the full footprint of the property and is divided into four rooms: Room One measures 21' 4" x 12' 2" Room Two measures 21' 4" x 12' 0" Room Three measures 12' 9" x 12' 0" Room Four measures 12' 9" x 12' 2"



Garden

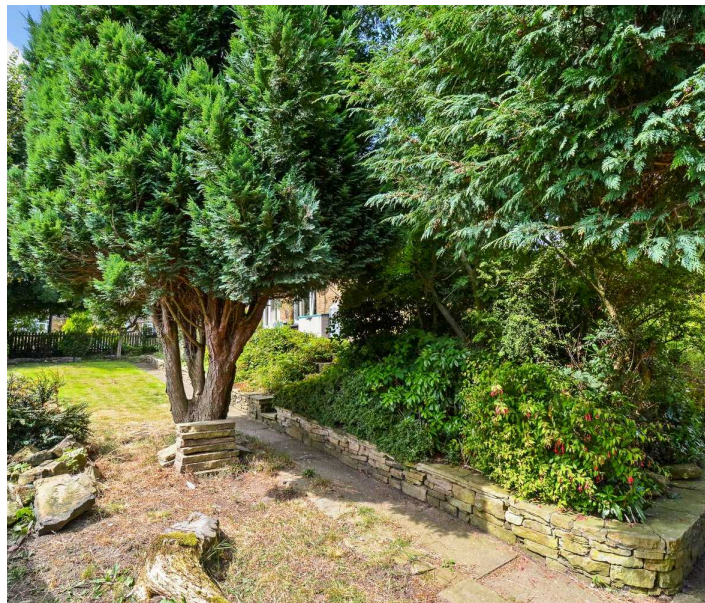
To the front of the property there is an outside cold water tap, flagged pathway adjacent to the drive. To the rear of the garage there is an external power point together with an area of planted trees, flagged pathway leading to the rear where there is a timber and glazed summer house, lawned area, patio, pleasant views and with a further side garden which borders Josephine Road, this has a flagged pathway, gravelled area and planted beds.

Driveway

The property is approached through twin stone gate posts with a five bar timber gate opening on to an extensive tarmac driveway which provides off road parking for a number of vehicles and in turn leads to a detached concrete sectional garage.

Garage

The garage measures 16'0 x 9'9 and has an up and over door, courtesy door, windows and with power and light.





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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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.

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