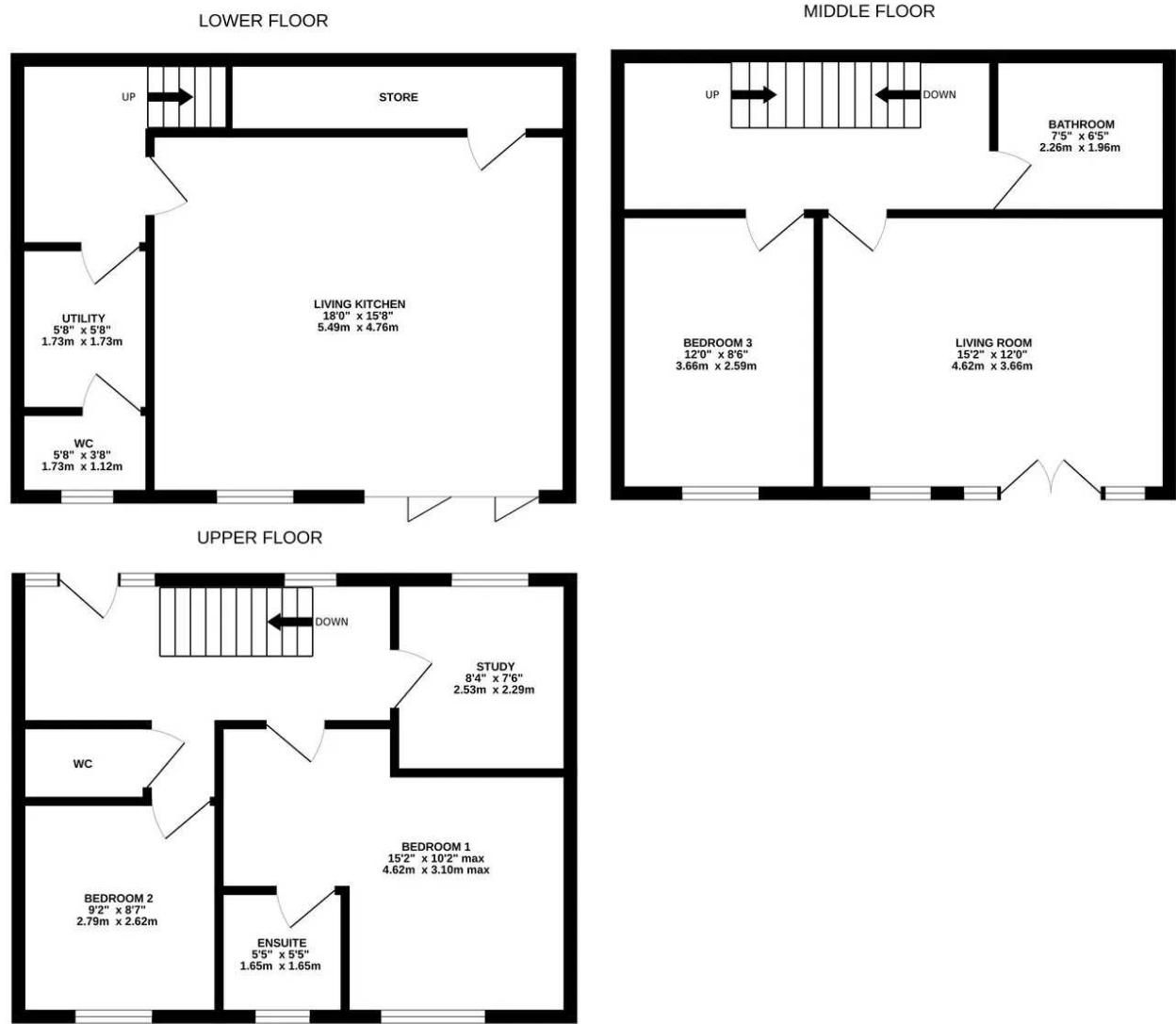




**Upper Brow Road, Huddersfield**

Huddersfield

Fixed Price **£320,000**



UPPER BROW 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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## Upper Brow Road

Huddersfield

Brand new middle town house with rear views over the Colne Valley, perfect for a young family. Close to local shops, town centre, and M62. Generous accommodation with 12-month warranty, gas heating, double glazing, EV charging point, and 2 parking spaces. Tenure: Freehold

- Middle Town House
- Rear views over the Colne Valley
- Two parking spaces
- Perfect for a young family



### Upper Level Entrance Hall

A composite and sealed unit double glazed door opens into the entrance hall, this has a PVCu double glazed window adjacent to the door and a further PVCu double glazed window all of which provide plenty of natural light, there are inset LED downlighters, central heating radiator and staircase leading down to the mid level. From the hallway access can be gained to the following rooms:-

### W.C.

5' 5" x 3' 0" (1.65m x 0.91m)

With inset LED downlighters, extractor fan, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

### Bedroom One

15' 2" x 10' 2" (4.62m x 3.10m)

With PVCu double glazed window enjoying views over the valley, there is space at the entrance to the bedroom for fitted wardrobes, central heating radiator and two ceiling light points. To one side a door gives access to an ensuite shower room.

### Ensuite Shower Room

5' 5" x 5' 5" (1.65m x 1.65m)

With a frosted PVCu double glazed window, inset LED downlighters, chrome ladder style heated towel rail, part tiled walls, tiled floor and fitted with a suite comprising wall hung vanity unit incorporating 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

9' 2" x 8' 7" (2.79m x 2.62m)

A double room situated adjacent to bedroom one and enjoys a similar aspect through a PVCu double glazed window, there is a ceiling light point and central heating radiator.



### Mid Level Inner Hallway

With inset LED downlighters, central heating radiator and providing access to the following:-

### Living Room

15' 2" x 12' 0" (4.62m x 3.66m)

A comfortable and well proportioned reception room which has three PVCu double glazed windows together with French doors and Juliette balcony all of which provide the room with plenty of natural light and enjoying a pleasant aspect. There is a ceiling light point and central heating radiator.

### Bathroom

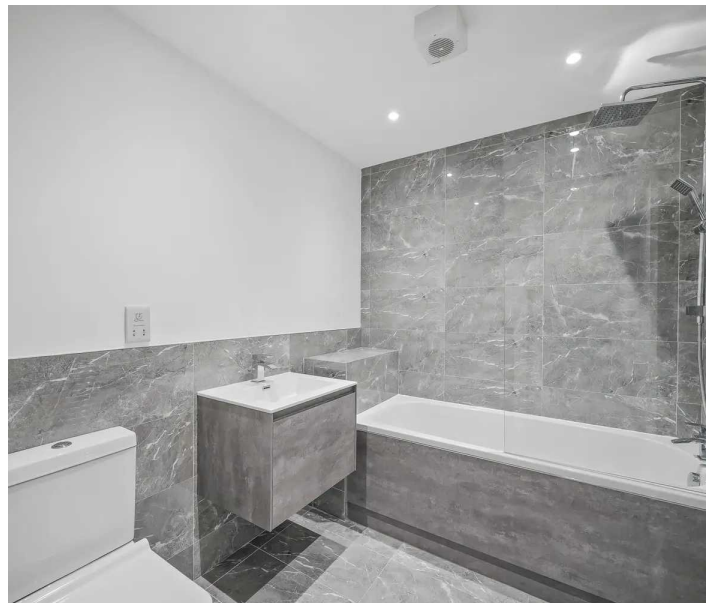
7' 5" x 6' 5" (2.26m x 1.96m)

With inset LED downlighters, extractor fan, chrome ladder style heated towel rail, shaver socket, part tiled walls (fully tiled around the bath) tiled floor and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap, low flush W.C and panelled bath with glazed shower screen, chrome mixer tap and chrome shower fitting incorporating fixed shower rose and separate hand spray.

### Bedroom Three

12' 0" x 8' 6" (3.66m x 2.59m)

A double room situated adjacent to the living room and having a PVCu double glazed window enjoying a pleasant aspect, there is a ceiling light point and central heating radiator.





### **Lower Level Inner Hallway**

With inset ceiling LED downlighters, central heating radiator, tiled floor and from here access can be gained to the following:-

### **Living Kitchen**

18' 0" x 15' 8" (5.49m x 4.78m)

As the dimensions indicate this is a generously proportioned room which has a bank of bi-fold doors together with PVCu double glazed window all of which provide plenty of natural light, there are inset LED downlighters, tiled floor, central heating radiator and fitted with a range of matte grey handleless base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset single drainer stainless steel sink with extending chrome monobloc tap, four ring electric hob with stainless steel extractor hood over and electric oven beneath, integrated fridge, integrated freezer and integrated dishwasher. To one side a door gives access to a useful storeroom.





**Storeroom**

14' 8" x 7' 7" (4.47m x 2.31m)  
With inset LED downlighters.

**Utility Room**

7' 4" x 5' 8" (2.24m x 1.73m)  
With inset LED downlighters, extractor fan, tiled floor, central heating radiator and fitted with matte grey cupboards one of which houses an Ideal gas fired central heating boiler, there is a contrasting overlying worktop with an inset single drainer stainless steel sink with chrome mixer tap and undercounter space for washing machine and tumble dryer.

**W.C.**

5' 8" x 3' 8" (1.73m x 1.12m)  
With a frosted PVCu double glazed window, inset LED downlighters, extractor fan, chrome ladder style heated towel rail, tiled floor and fitted with a suite comprising; wall hung vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

## DRIVEWAY

### 2 Parking Spaces

There is parking for two cars at the front on a tarmac driveway with EV charging point and low maintenance garden to the rear.





## **ADDITIONAL INFORMATION**

### **CENTRAL HEATING**

The property has a gas central heating system.

### **DOUBLE GLAZING**

The property has partial PVCu double glazing.

### **DIRECTIONS**

Using satellite navigation enter the postcode HD1 4UP

### **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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