

**Simon Blyth**

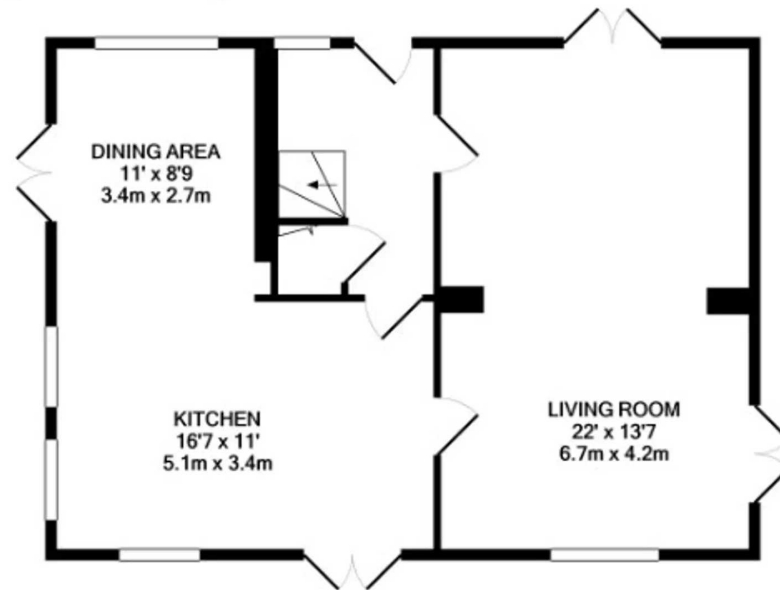
ESTATE AGENTS



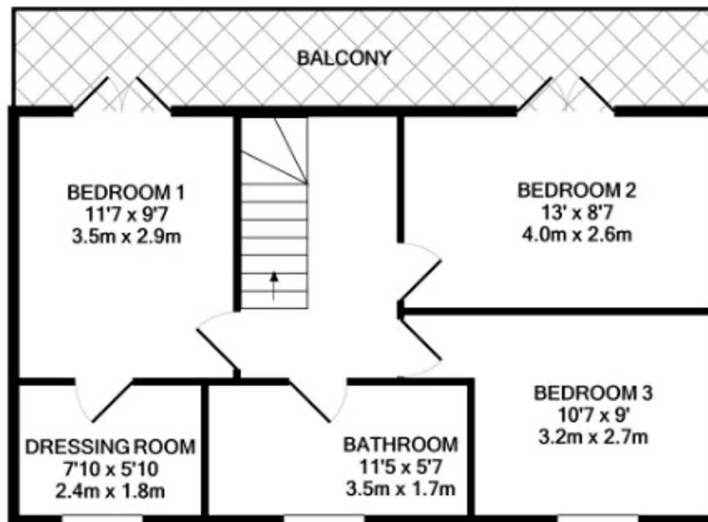
**Upper Brow Road, Huddersfield**

Huddersfield

Fixed Price **£265,000**



GROUND FLOOR



1ST FLOOR

UPPER BROW ROAD

Measurements are approximate. Not to scale. Illustrative purposes only  
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## Upper Brow Road

Huddersfield

Spacious 3-bedroom detached house with wooded aspect, balcony, and off-road parking. Close to local amenities, town centre, and M62 motorway. Features a modern kitchen, large living room, and electric central heating. Open viewing on March 30th.  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 Double Bedrooms
- Wooded Aspect
- Part of a new development
- Balcony and off road parking



### **Entrance Hall**

A PVCu and frosted double glazed door opens into the entrance hall, there is a PVCu double glazed window adjacent to the door which provides additional natural light, there are inset ceiling downlighters, central heating radiator and to one side a return spindled staircase rises to the first floor with cupboard beneath which houses the central heating system. From the hallway access can be gained to the following rooms:-

### **Living Room**

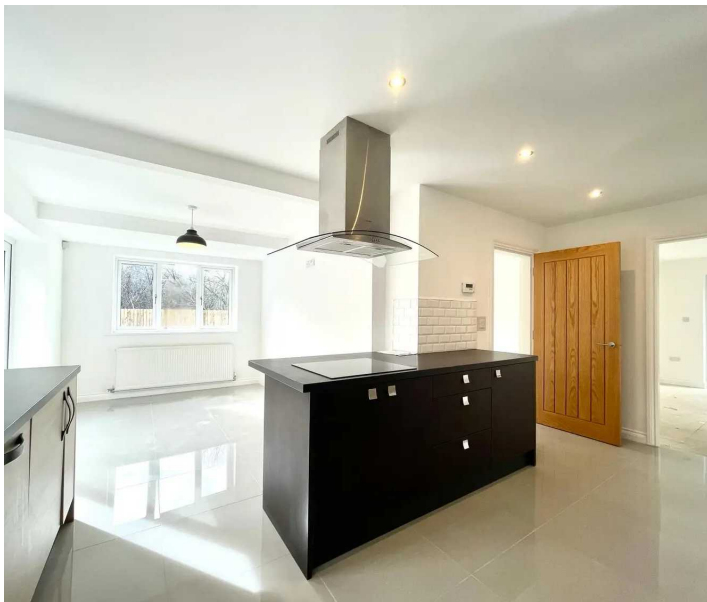
22' 0" x 13' 7" (6.71m x 4.14m)

As the dimensions indicate this is a particularly well proportioned reception room which has PVCu double glazed French doors to both front and side elevations with a further PVCu double glazed window to the rear, all of which provide the room with plenty of natural light. There are two central heating radiators and two ceiling light points. The living room can be accessed from both the hallway and kitchen.

### **Kitchen**

16' 7" x 11' 0" (5.05m x 3.35m)

With two PVCu double glazed windows to the side elevation, PVCu double glazed window to the rear as well as PVCu double glazed French doors. There are inset ceiling downlighters, plank effect laminate flooring which continues through into the dining area and fitted with a range of stylish modern base and wall cupboards which contrast between light and dark wood effect. There are overlying worktops, inset one and a half bowl single drainer stainless steel sink with extending chrome mono bloc tap, stainless steel electric fan assisted oven, stainless steel integrated microwave, integrated fridge, integrated freezer, integrated dishwasher and four ring halogen hob with stainless steel and curved glass extractor hood over.



### Dining Area

11' 0" x 8' 9" (3.35m x 2.67m)

With a PVCu double glazed window to the front elevation and PVCu double glazed French doors to the side which open out onto an area of timber decking. There is a ceiling light point, central heating radiator and plank effect laminate flooring.

### Landing

With inset ceiling downlighters, loft access, central heating radiator and PVCu double glazed window enjoying a pleasant wooded aspect. From the landing access can be gained to the following rooms:-

### Bedroom One

11' 7" x 9' 7" (3.53m x 2.92m)

This double room has PVCu double glazed French doors which open out onto a narrow balcony which spans the full width of the house and from here there is a pleasant wooded aspect. There is a ceiling light point, central heating radiator and at one end of the room a door opens into a dressing room.

### Dressing Room

7' 10" x 5' 10" (2.39m x 1.78m)

With a frosted PVCu double glazed window, inset ceiling downlighters and central heating radiator.

### Bedroom Two

13' 0" x 8' 7" (3.96m x 2.62m)

A double room which is situated adjacent to bedroom one and enjoys a similar aspect through PVCu double glazed French doors which once again open onto the balcony. There is a ceiling light point and central heating radiator.





### **Bedroom Three**

10' 7" x 9' 0" (3.23m x 2.74m)

A double room with a PVCu double glazed window looking out to the rear, there is a ceiling light point and central heating radiator.

### **Bathroom**

11' 5" x 5' 7" (3.48m x 1.70m)

With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising bath with tiled surround and mixer tap incorporating hand spray, wall hung vanity unit incorporating wash basin with chrome waterfall style mono bloc tap, low flush WC and large sliding door shower cubicle with two large shower roses and separate hand spray.



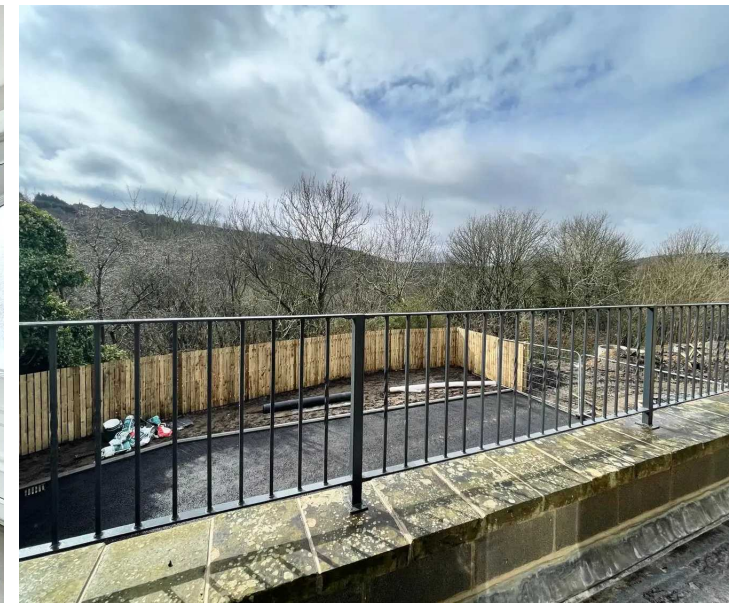
## GARDEN

To the front of the property there is a wide herringbone block paved pathway which continues down the left hand side and this leads to a gravelled pathway which runs across the rear. To the right hand side of the property there is a flagged pathway with an outside cold water tap. There is also an area of garden on the opposite side of the road.

## DRIVEWAY

2 Parking Spaces

To the right hand side of the property there is a tarmac parking area for two cars side by side.



## **ADDITIONAL INFORMATION**

### **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**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **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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