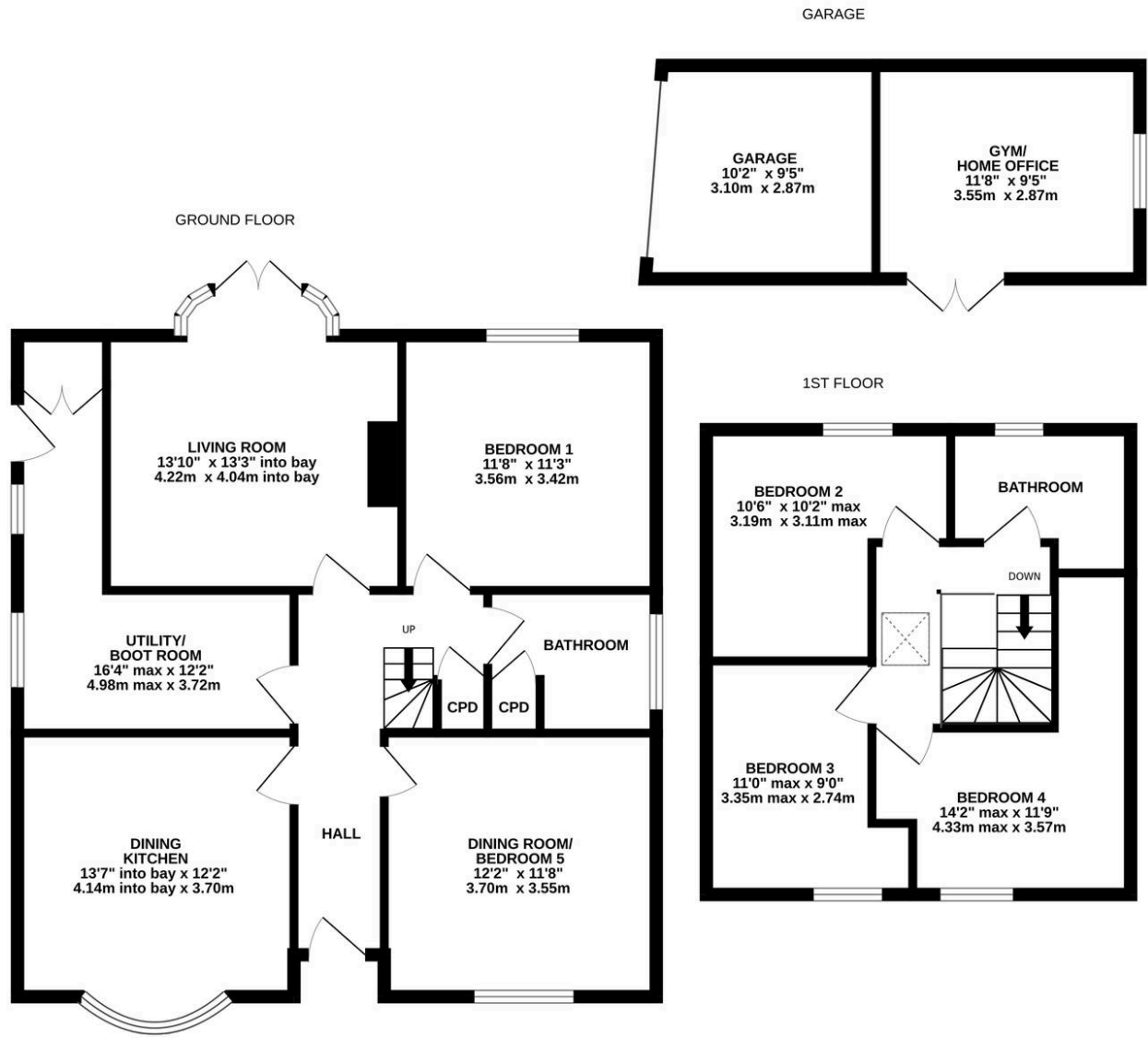




Hawthorne House, Somerset Road

Almondbury, Huddersfield, HD5 8LP

Offers in Region of **£425,000**



SOMERSET 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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Hawthorne House, Somerset Road, Almondbury

Huddersfield, HD5 8LP

A FABULOUSLY PROPORTIONED, DETACHED, DORMER BUNGALOW OCCUPYING A GENEROUS PLOT AND OFFERING SPACIOUS ACCOMMODATION. LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF ALMONDBURY, THIS PROPERTY IS A SHORT WALK FROM THE VILLAGE AMENITIES, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, AND IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS OFF-STREET PARKING AND DETACHED GARAGE, OPEN-PLAN DINING KITCHEN, AND GYM/WORKSHOP.

The property briefly comprises entrance hall, lounge, open-plan dining kitchen, formal dining room/bedroom five, utility room, ground floor bedroom one and shower room to the ground floor. To the first floor, there are three bedrooms and the house bathroom. Externally, there is off-street parking, a detached garage and gym/workshop, a low maintenance front garden with flagged patio, and a rear garden with gravelled area, lawn, and flagged patios.

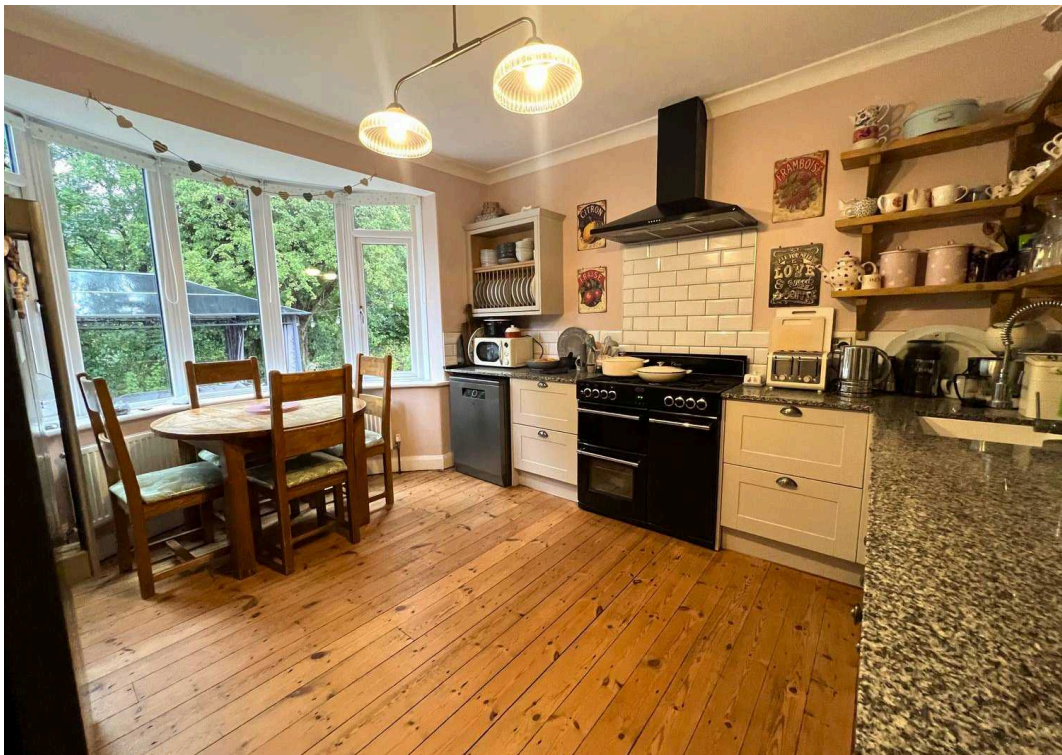
EPC Rating C.

Council Tax Code D.

Tenure Freehold.

- Four/five bedrooms
- Detached garage and gym/workshop
- Dormer bungalow
- Spacious and enclosed rear garden

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GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed composite front door. The entrance hall features fabulous exposed timber floorboards, a kite winding staircase rises to the first floor galleried landing, two ceiling light points, a radiator, a useful understairs storage cupboard, and multi-panel timber doors providing access to the lounge, open-plan dining kitchen, formal dining room/bedroom five, utility room, bedroom one, and the house shower room.

LOUNGE

13' 10" x 13' 3" (4.22m x 4.04m)

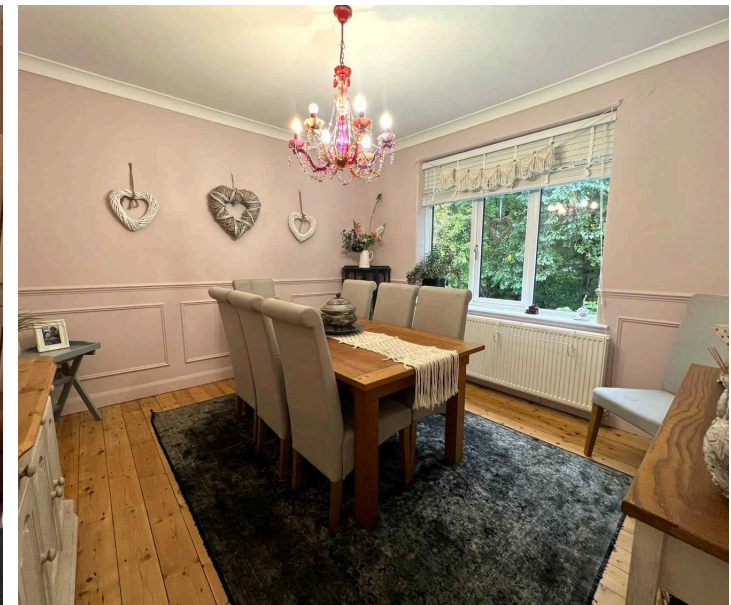
As the photography suggests, the lounge is a generously proportioned, light and airy reception room which features a fabulous bayed window with double-glazed French doors to the rear elevation, leading directly out to the rear gardens and provides a pleasant open outlook. There is decorative coving to the ceiling, a central ceiling light point, two cast-iron column radiators, television and telephone points, a fabulous, bespoke, fitted display cabinet with shelving beneath, and the focal point of the room is the inglenook brick fireplace with cast-iron, log-burning stove set upon a raised hearth.



FORMAL DINING ROOM / BEDROOM FIVE

12' 2" x 11' 8" (3.71m x 3.56m)

This versatile space can be utilised in a variety of ways and features a bank of double-glazed windows to the front elevation, a decorative dado rail with panelling beneath, decorative coving to the ceiling, a central ceiling light point, and a radiator. The room is currently utilised as a formal dining room but has historically been a ground floor double bedroom and could also be used as a family room/hobby room.





OPEN-PLAN DINING KITCHEN

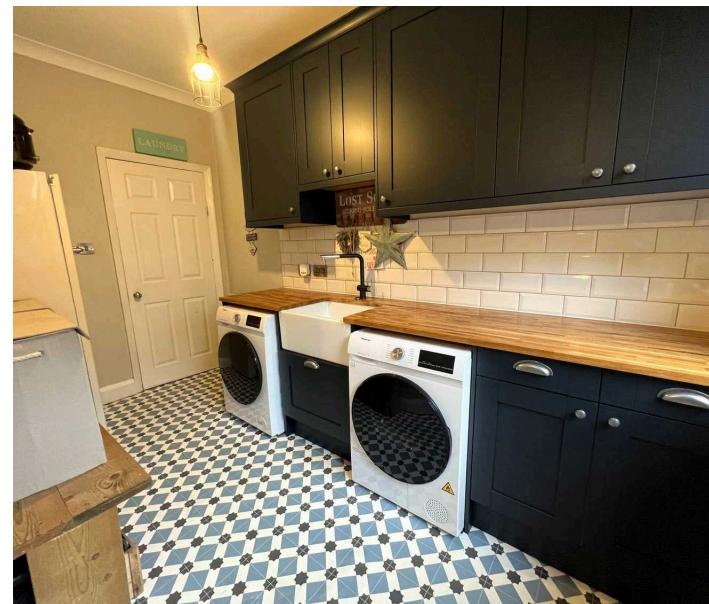
13' 7" x 12' 2" (4.14m x 3.71m)

The beautiful, exposed, timber flooring continues through from the entrance hall into the dining kitchen, which features a double-glazed bay window to the front elevation, decorative coving to the ceiling, a central ceiling light point, and a radiator. The kitchen features a range of fitted base units with shaker-style cupboard fronts and complementary granite work surfaces over, which incorporate a one-and-a-half-bowl, ceramic sink unit with pull-out chrome hose mixer tap. There is a wall unit with plate display and shelving, high-gloss brick-effect tiling to splash areas, and bespoke shelving units. The kitchen is equipped with space for a five-ring range cooker (available under separate negotiation) with canopy-style cooker hood over, space and provisions for a dishwasher, and space an American-style fridge freezer unit with cupboard surround.

UTILITY ROOM

16' 4" x 12' 2" (4.98m x 3.71m)

The utility room features fitted wall and base units with shaker-style cupboard fronts and complementary solid oak work surfaces over, which incorporate a ceramic Belfast sink unit with mixer tap over. There is high-gloss brick-effect tiling to the splash areas, space and provisions for an automatic washing machine and tumble dryer, decorative coving to the ceiling, two ceiling light points, two radiators, a useful cloaks cupboard which houses the property's boiler, two windows to the side elevation, and a double-glazed composite external door which provides access to a side pathway leading to the rear garden.



BEDROOM ONE

11' 8" x 11' 3" (3.56m x 3.43m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation providing a pleasant outlook across the rear gardens, decorative coving to the ceiling, a radiator, and a central ceiling light point.

SHOWER ROOM

The shower room features a contemporary three-piece suite, comprising of a fixed-frame shower cubicle with thermostatic shower, a pedestal wash hand basin with chrome mixer tap, and a low-level w.c. with push-button flush. There are tiled walls, tiling to the floor, a useful toiletry cupboard, an extractor fan, a ceiling light point, a radiator, and a double-glazed window with tiled surround and obscure glazed inserts to the side elevation.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the galleried first floor landing, which features a double-glazed skylight window, an impressive vaulted ceiling with part-exposed timber beams on display, a wooden banister with spindle balustrade over the stairwell head, and a central ceiling light point/chandelier point. Multi-panel timber doors provide access to three bedrooms and the house bathroom.



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BEDROOM TWO

10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom two is a double bedroom with ample space for freestanding furniture. There are exposed timber beams to the ceiling, a ceiling light point, and a bank of double-glazed windows to the rear elevation providing a pleasant view across the well-stocked and generous garden.

BEDROOM THREE

11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There are partly exposed timber beams and truss on display, a useful under-eaves storage area, a ceiling light point, and a bank of double-glazed windows to the front elevation.

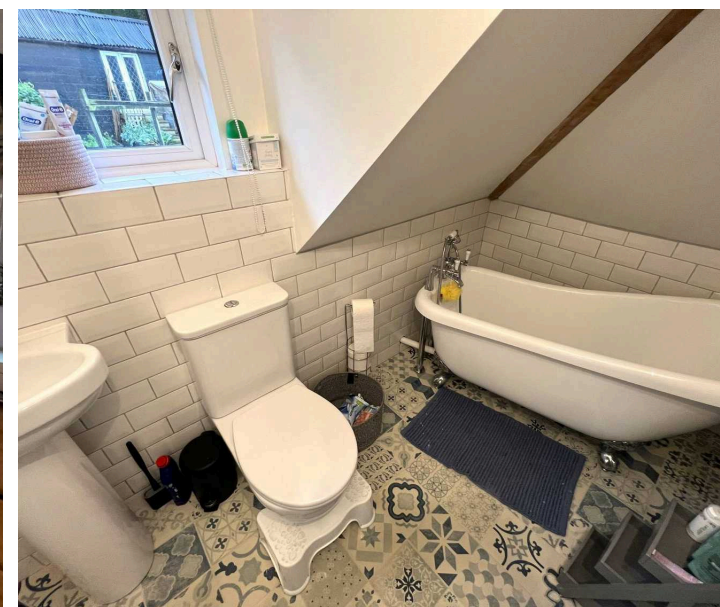
BEDROOM FOUR

14' 2" x 11' 9" (4.32m x 3.58m)

Bedroom four can accommodate a double bed with ample space for freestanding furniture. There are exposed timber beams and batons to the ceiling, a double-glazed bank of windows to the front elevation, a ceiling light point, and a useful storage area leading to an under-eaves cupboard.

HOUSE BATHROOM

The house bathroom features a traditional, white, three-piece suite, which comprises of a freestanding, clawfoot, rolltop bath with showerhead mixer tap, a low-level w.c. with push-button flush, and a broad pedestal wash hand basin with chrome mixer tap. There is high-gloss, brick-effect tiling to the walls and splash areas, a double-glazed window to the rear elevation, a wall light point, and an extractor fan.





GYM / WORKSHOP

11' 8" x 9' 5" (3.56m x 2.87m)

Double-glazed French doors with leaded detailing provide access to the gym. This space features a vaulted ceiling, a ceiling light point, multiple plug points, and a bank of windows to the rear elevation.

GARAGE

10' 2" x 9' 5"

The garage features a roller shutter door, lighting and power in situ, additional storage available in the rafters, a fitted workbench, fitted shelving, a window to the side elevation, and a historical inter-connecting door which could provide access through to the gym/workshop if desired.

EXTERNAL

FRONT GARDEN

Hawthorne House is situated on a fabulous, private lane which is set back off Somerset Road. Externally to the front, the property features a block-paved driveway and an additional hardstanding providing off-street parking. The front garden is low maintenance and features an Indian stone flagged patio area, which is an ideal space for al fresco dining and barbecuing, a pathway leading from the lane to the entrance porch where there is terracotta tiled flooring and a light point, well-stocked flower and shrub beds, and a gate to the side of the property which encloses the side and rear gardens. There is also an external security light, an external plug point, and an external tap.

REAR GARDEN

Externally to the rear, the property features a tiered, low maintenance garden which includes slate chipping borders and paths, a circular stone flagged area ideal for al fresco dining, and a lawn area to the upper tier. From here access is also provided to the gym/workshop.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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