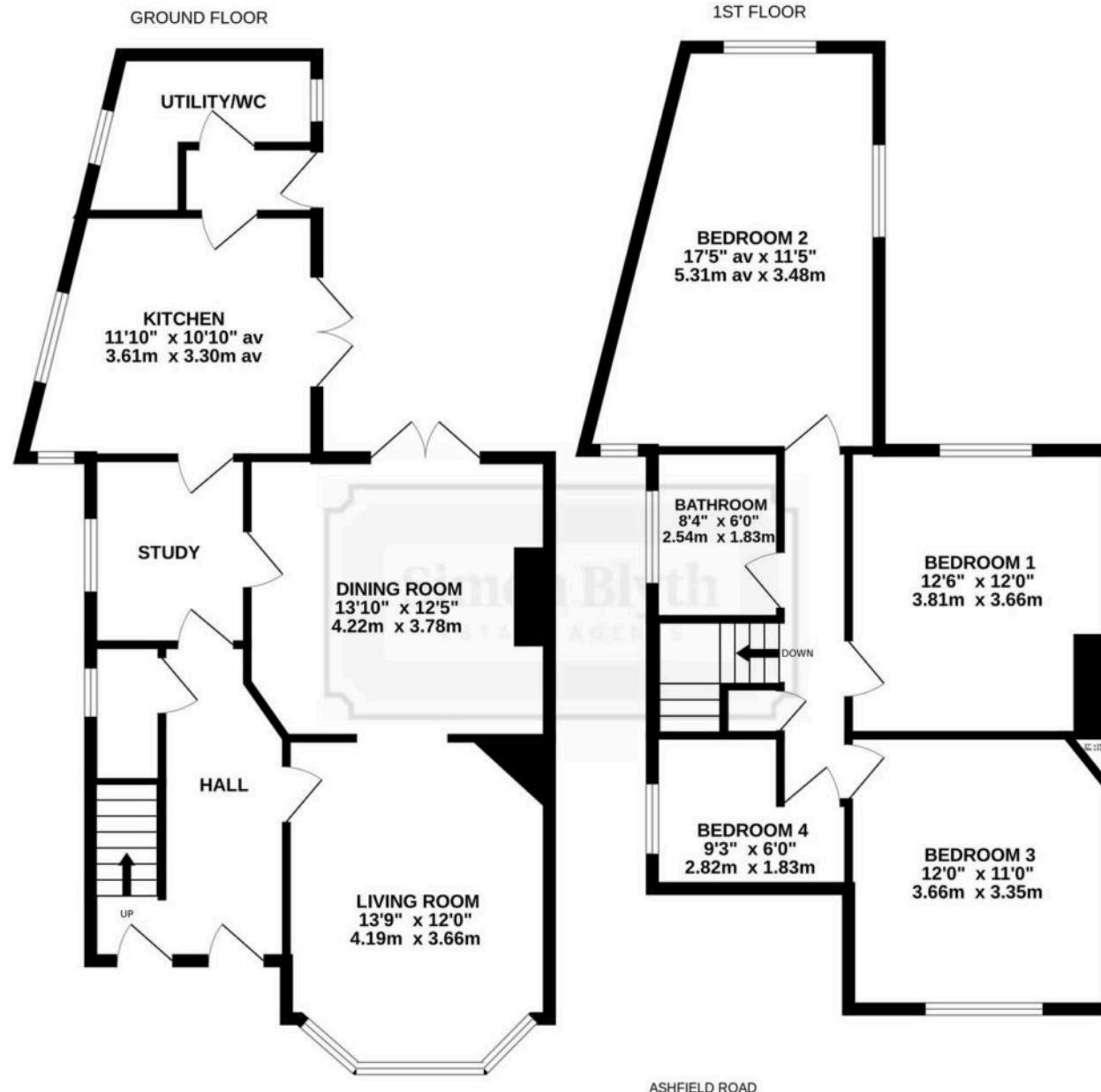




**1 Ashfield Road, Huddersfield**

Huddersfield

Offers in Region of £330,000



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## 1 Ashfield Road

Huddersfield

Available with no onward chain is this handsome Edwardian four bedroom semi detached house situated on a lovely tree line crescent which includes a small tennis and bowling club. The property is ideal for a growing family and provides comfortable well proportioned accommodation which is served by a gas central heating system together with pvcu double glazing briefly comprises entrance hall, cloaks cupboard, bay fronted living room, dining room, study, dining kitchen, utility and WC. First floor landing leading to four bedrooms and bathroom. Externally there are gardens to front and rear, single garage with electric up and over door at the foot of the rear garden and on street parking.

There are local shops, restaurant and bars in neighbouring Lindley and just a short drive from J24 of the M62 linking East Lancashire to West Yorkshire.

- Four bed Edwardian semi detachd
- No onward chain
- Lovely tree line Crescent with tennis & bowling club
- Ideal for M62 access

**Simon Blyth**  
ESTATE AGENTS



## Ground Floor

### Entrance Hall

With frosted double glazed door, pvcu double glazed windows to front and side elevations, two ceiling light points, ceiling coving, central heating radiator, cloaks cupboard and staircase rising to the first floor. From the hallway access can be gained to the following rooms..-

### Living Room

13' 9" x 12' 0" (4.19m x 3.66m)

A well proportioned reception room which has a walk in bay with pvcu double glazed windows providing plenty of natural light and looking out over the front garden, there is a ceiling light point, ceiling coving and two central heating radiators. From the living room there is a double width doorway giving access to the dining room.

### Dining Room

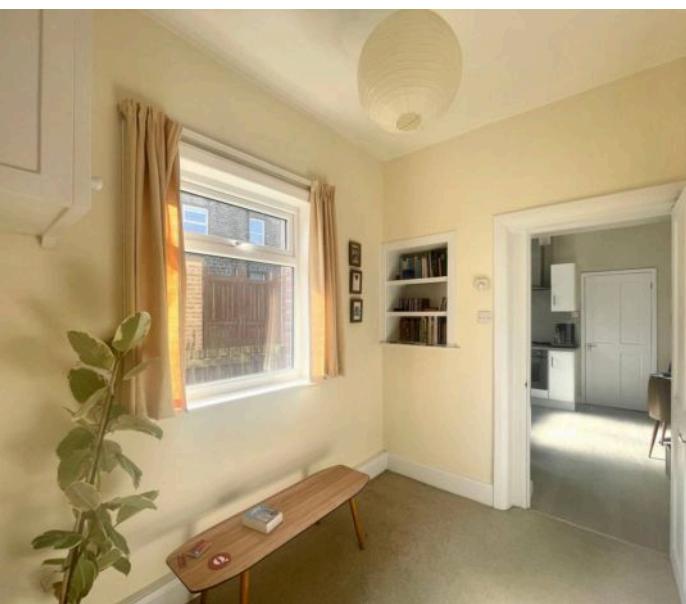
13' 10" x 12' 5" (4.22m x 3.78m)

Another well proportioned reception room which has pvcu double glazed French doors opening onto the rear garden, there is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a feature fireplace with coal effect gas fire and to either side of the chimney breast there are fitted bookshelves and display shelving.

### Study

8' 5" x 7' 0" (2.57m x 2.13m)

This is situated adjacent to the dining room and has a pvcu double glazed window, ceiling light point, recessed display shelving, central heating radiator and from here a door gives access to the dining kitchen.



### Dining Kitchen

11' 10" x 10' 10" (3.61m x 3.30m)

With frosted pvcu double glazed window to two elevations and pvcu double glazed French doors opening out onto the rear garden, there are two ceiling light points, two wall light points, central heating radiator, grey plank effect laminate flooring and fitted with a range of white gloss base and wall cupboards, drawers, contrasting overlying worktops with inset 1 1/2 bowl single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel and curved glass extractor hood over and Smeg stainless steel electric fan assisted oven beneath, there is a wall mounted Vaillant gas fired central heating boiler and from the kitchen a door gives access to a rear lobby, this has ceiling light point, grey plank effect laminate flooring and a composite frosted double glazed door leading to the rear garden. Another door provides access to the utility room.



### Utility Room

5' 10" x 5' 0" (1.78m x 1.52m)

With frosted pvcu double glazed window, central heating radiator, ceiling light point, grey plank effect laminate flooring and having white gloss base cupboard with contrasting overlying worktop with inset 1 1/2 bowl single drainer stainless steel sink with chrome mixer tap and tiled splash back together with under counter space for washing machine.

### WC

5' 2" x 2' 8" (1.57m x 0.81m)

This is a continuation of the utility room and has frosted pvcu double glazed window and a low flush WC.





#### **First Floor Landing**

With two ceiling light points, loft access, linen cupboard, from the landing access can be gained to the following rooms..-

#### **Bedroom One**

12' 6" x 12' 0" (3.81m x 3.66m)  
A double room which has lovely fitted oak and bevelled mirror fronted wardrobe to the left hand side of the chimney breast, there is a ceiling light point, picture rail, central heating radiator and pvcu double glazed window looking out over the rear garden.

#### **Bedroom Two**

17' 5" x 11' 5" (5.31m x 3.48m)  
As the dimensions indicate this is a particularly spacious double room which has pvcu double glazed windows to three elevations and is large enough to create an en suite shower if required, there are two ceiling light points, ceiling coving, central coving and central heating radiator.

#### **Bedroom Three**

12' 0" x 11' 0" (3.66m x 3.35m)  
A double room with pvcu double glazed window looking out over the front garden and across to the tennis club, there is a ceiling light point, picture rail and central heating radiator.



**Bedroom Four/Study/Office** - 9' 3" x 6' 0" (2.82m x 1.83m)

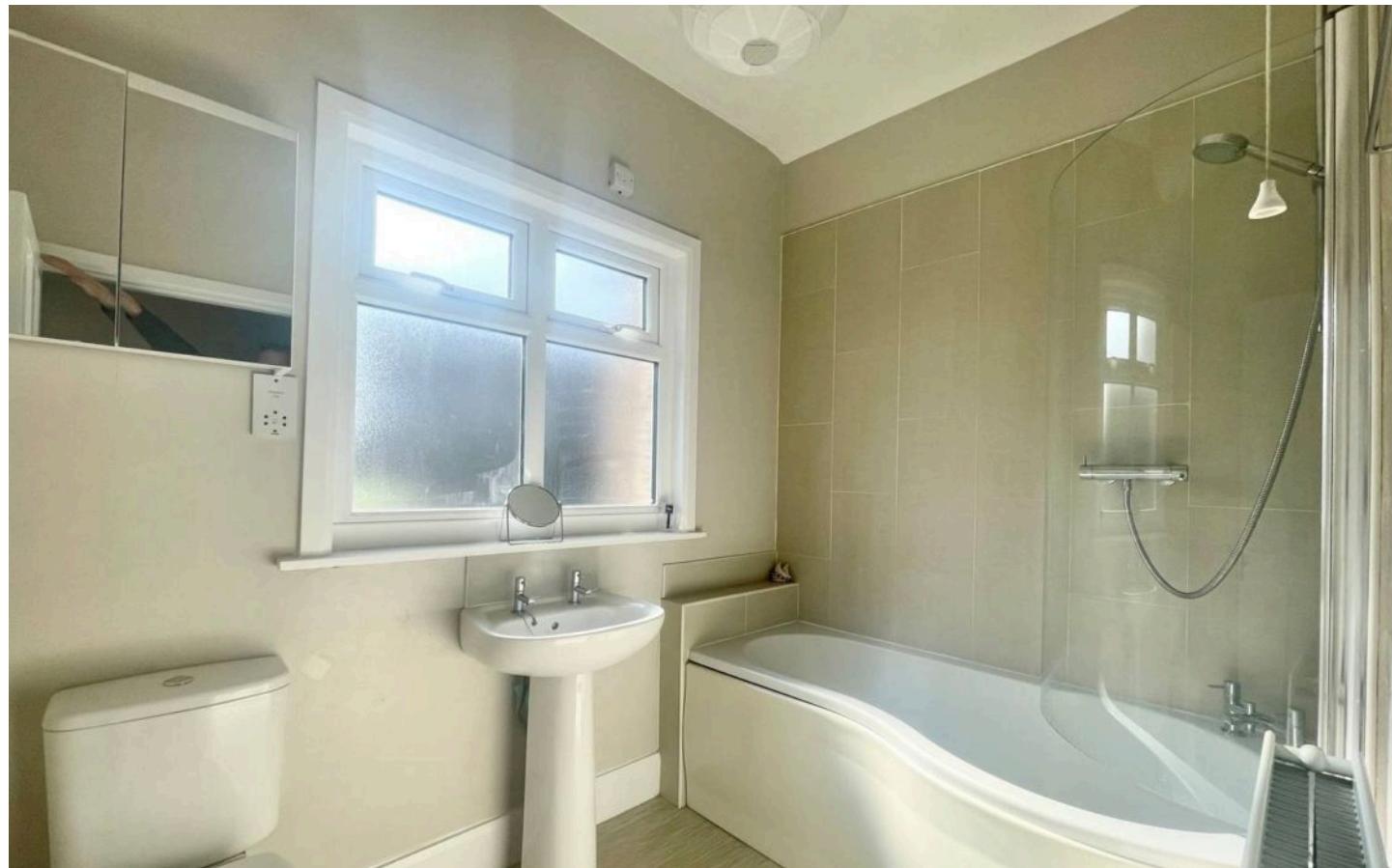
With pvcu double glazed window to the side elevation, two ceiling light points, central heating radiator and fitted shelving. This could be used as a bedroom.

**Bathroom** - 8' 4" x 6' 0" (2.54m x 1.83m)

With a frosted pvcu double glazed window, ceiling light point, shaver socket, central heating radiator and fitted with a suite comprising (P) bath with curved shower screen, chrome shower fitting and part tiled walls, pedestal wash basin with tiled splash back and low flush WC.

**Garden**- To the front of the property a wrought iron hand gate opens onto a pathway which leads to the front door. There is a gravelled garden area with planted trees, flowers and shrubs to the borders, further gravelled area to the left hand side of the pathway and adjacent to the main entrance a wrought iron hand gate leads down the left hand side of the property where there is an outside cold water tap, storage space for bins and a timber hand gate giving access to the lane at the side. To the rear there is a flagged patio that can be accessed via the French doors in the dining room and dining kitchen, there are two external lights, outside power and beyond the patio there is a flagged pathway giving access to the courtesy door to the garage and to either side of the pathway there are planted trees, flowers and shrubs. There is also a wrought iron hand gate to one side which gives access to the lane.

**Garage**- To the front of the property there is on street parking whilst to the left hand side of the house a lane leads to a detached garage which is located at the foot of the rear garden. Garage is 14'9" x 13' with an electric up and over door, power, light, timber and glazed window and timber and frosted glazed courtesy door giving access to the rear garden.



**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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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.

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