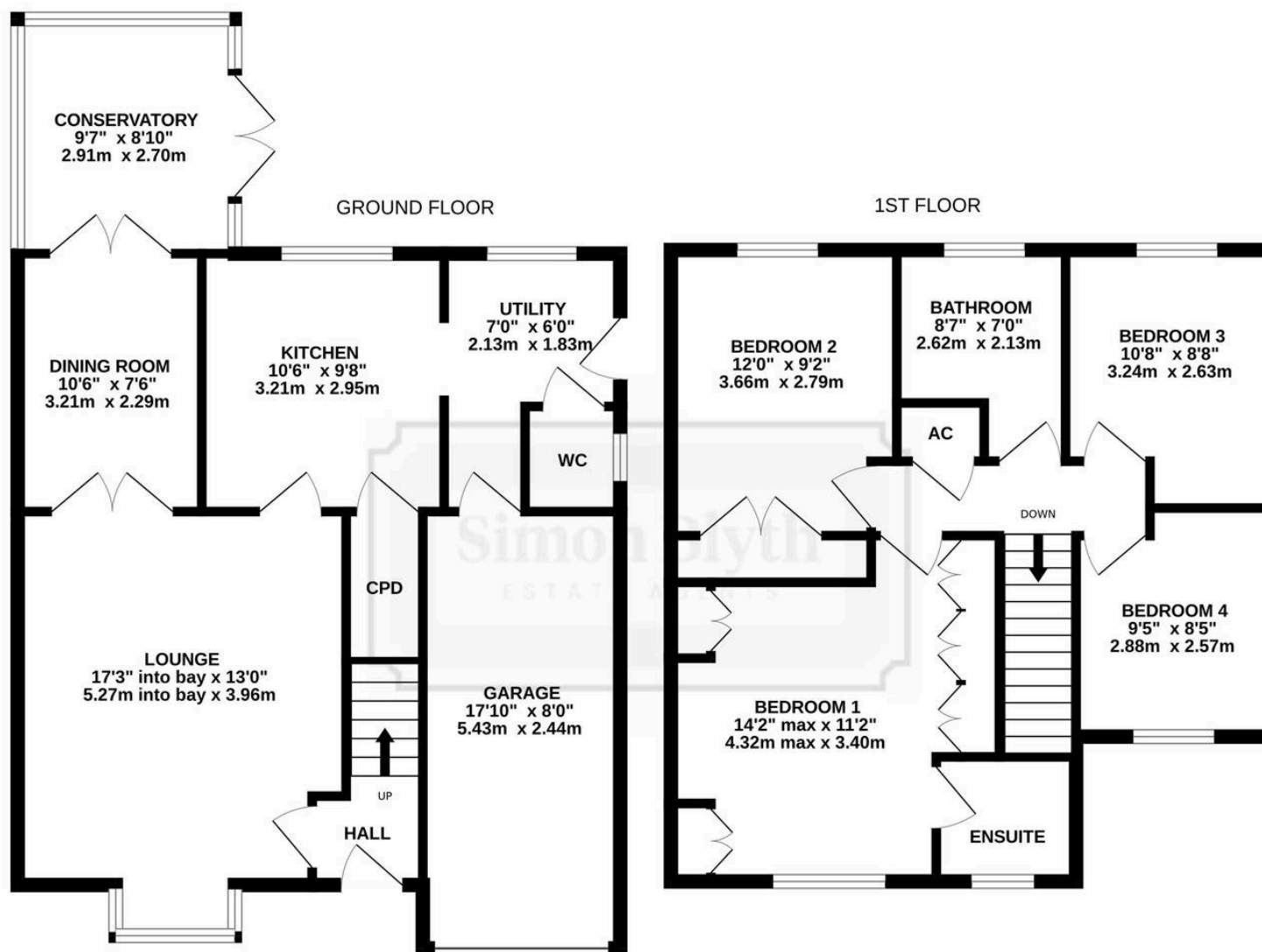




Helted Way, Almondbury
Huddersfield, HD5 8XZ

Offers in Region of **£350,000**



HELTED WAY

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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7 Helted Way

Almondbury, Huddersfield, HD5 8XZ

SITUATED IN THE EXECUTIVE DEVELOPMENT OF HELTED WAY AND OCCUPYING A PARTICULARLY PLEASANT POSITION, IN A QUIET CUL-DE-SAC SETTING WITH FABULOUS OPEN ASPECT TO THE REAR ACROSS NEIGHBOURING FIELDS AND WITH FAR REACHING VIEWS TOWARDS CASTLE HILL. THE PROPERTY HAS BEEN VERY WELL MAINTAINED THROUGHOUT BUT MAY REQUIRE A PROGRAMME OF COSMETIC REFURBISHMENT, AND IS OFFERED WITH NO ONWARD CHAIN.

The property accommodation briefly comprises entrance, lounge, formal dining room, conservatory, breakfast kitchen with pantry, utility room and integral garage to the ground floor. To the first floor there are four well proportioned bedrooms, and the house bathroom, the principal bedroom with en-suite shower room facilities. Externally there is a double driveway to the front with lawn garden, to the rear is an enclosed garden with flagged patio and lawn garden with well stocked flower and shrub beds.

Tenure Freehold.
Council Tax Band D.
EPC Rating D.





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed PVC front door with obscure glazed inserts and leaded detailing. The entrance hall features a staircase with twin handrails rising to the first floor, a ceiling light point, a radiator, and a multi-panel door proceeding into the lounge.

LOUNGE

17' 3" x 13' 0" (5.26m x 3.96m)

The lounge is a generously proportioned, light and airy reception room which features a fabulous, double-glazed bay window to the front elevation, decorative coving to the ceiling, two wall light points, two ceiling light points, two radiators, and television and telephone points. The focal point of the room is the wall-mounted, living flame effect gas fireplace with marble inset, hearth and mantel surround. Multi-panel timber and glazed doors proceed into the formal dining room and a multi-panel door proceeds into the breakfast kitchen.





FORMAL DINING ROOM

10' 6" x 7' 6" (3.20m x 2.29m)

The formal dining room has a serving hatch connected to the breakfast kitchen, a central ceiling light point, a radiator, and twin multi-panel timber doors proceeding into the conservatory.

CONSERVATORY

9' 7" x 8' 10" (2.92m x 2.69m)

The conservatory enjoys a great deal of natural light cascading through the triple aspect banks of windows to either side elevation and the rear elevation. There is a glazed roof with integrated blinds, a central ceiling light point with fan attachment, a radiator, and double-glazed French doors to the side elevation which seamlessly lead out to the rear patio.



BREAKFAST KITCHEN

10' 6" x 9' 8" (3.20m x 2.95m)

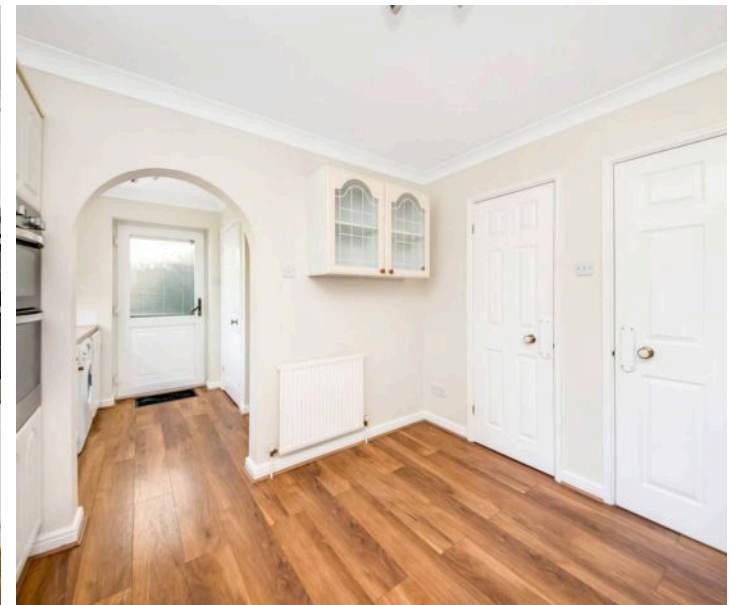
The breakfast kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome pull-out hose mixer tap. The kitchen is equipped with built-in appliances including a four-ring gas hob with cooker hood over, and a waist-level Zanussi double oven. There is high-quality flooring, tiling to the splash areas, a double-glazed bank of windows to the rear elevation, and space for a tall-standing fridge freezer unit. Additionally, there is a multi-panel door providing access to the pantry, a central ceiling light point, decorative coving, glazed display cabinets, a serving hatch, a radiator, and an arched doorway proceeding into the utility room.

UNDERSTAIRS PANTRY

The high-quality flooring continues through from the breakfast kitchen into the understairs pantry, which features useful fitted shelving in situ.

DOWNSTAIRS W.C.

The downstairs w.c. features a two-piece suite comprising a wall-mounted wash hand basin and a low-level w.c. There is tiling to the splash areas, laminate flooring, a radiator, a ceiling light point, and a double-glazed window with obscure glass and tiled sill to the side elevation.





UTILITY ROOM

7' 0" x 6' 0" (2.13m x 1.83m)

The utility room features fitted base units with work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is a boiler with matching cupboard housing, tiling to the splash areas, high-quality flooring, a radiator, decorative coving, a ceiling light point, plumbing and provisions for an automatic washing machine and a dishwasher. There is also a double-glazed external door with integral blind to the side elevation, a double-glazed window to the rear elevation, and doors providing access to the downstairs w.c. and integral garage.

INTEGRAL GARAGE

17' 10" x 8' 0" (5.44m x 2.44m)

The integral garage has lighting and power in situ, fitted shelving, and is accessed via a remote-controlled, roller shutter door.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing. There is a central ceiling light point, a radiator, and multi-panel doors provide access to the bedroom accommodation, house bathroom and enclose the hot water cylinder cupboard. There is also a loft hatch providing access to a useful attic space.

BEDROOM ONE

14' 2" x 11' 2" (4.32m x 3.40m)

Bedroom one is a light and airy double bedroom benefitting from an array of fitted furniture, including fitted wardrobes with matching bedside cabinets, display shelving, and overhead cabinets above, a dressing table with drawer units, and deep wardrobe space over the bulkhead for the stairs. The principal bedroom also features a central ceiling light point, a radiator, a bank of double-glazed windows to the front elevation with pleasant views over the cul-de-sac and with far-reaching views towards Woodsome. A multi-panel door provides access to the en-suite shower room.



BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a contemporary three-piece suite comprising a low-level w.c. with push-button flush, a broad wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap, and a fixed frame shower cubicle with electric shower. There is tiled flooring, contrasting tiling to the walls, a ceiling light point, an extractor fan, a chrome ladder-style radiator, and a double-glazed window with tiled surround and obscure glazed inserts to the front elevation.

BEDROOM TWO

12' 0" x 9' 2" (3.66m x 2.79m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a fitted wardrobe with hanging rails and shelving in situ, and a bank of double-glazed windows to the rear elevation, offering fantastic views across neighbouring fields and towards Castle Hill.

BEDROOM THREE

10' 8" x 8' 8" (3.25m x 2.64m)

Bedroom three can accommodate a double bed with space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation, again providing pleasant views across the rear garden and towards Castle Hill.

BEDROOM FOUR

9' 5" x 8' 5" (2.87m x 2.57m)

Bedroom four has been utilised as a home office but could also be utilised as a bedroom or nursery. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and fitted shelving.





HOUSE BATHROOM

8' 7" x 7' 0" (2.62m x 2.13m)

The house bathroom features a modern three-piece suite comprising a panel bath with electric Triton shower over and glazed shower guard, a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath, which incorporates a low-level w.c. with push-button flush. There is attractive tiled flooring, contrasting tiling to the walls and splash areas, a bank of double-glazed windows with obscure glass to the rear elevation, a central ceiling light point, a chrome ladder-style radiator, and an extractor fan.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a double tarmacadam driveway providing off-street parking for two vehicles and proceeding to the integral garage. The front garden is laid predominantly to lawn with well-stocked flower and shrub beds. A pathway and gate down the side of the property leads to the rear garden, and there is a door canopy, an external light, and an external security light.

REAR GARDEN

Externally to the rear, the property benefits from a low maintenance and enclosed garden, which features an Indian stone flagged patio ideal for al fresco dining and barbecuing. The rear garden is laid predominantly to lawn with well-stocked and mature flower, tree and shrub beds, part-fenced and part-walled boundaries, an external security light, an external tap, and a hardstanding for a garden shed down the side of the property.





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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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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