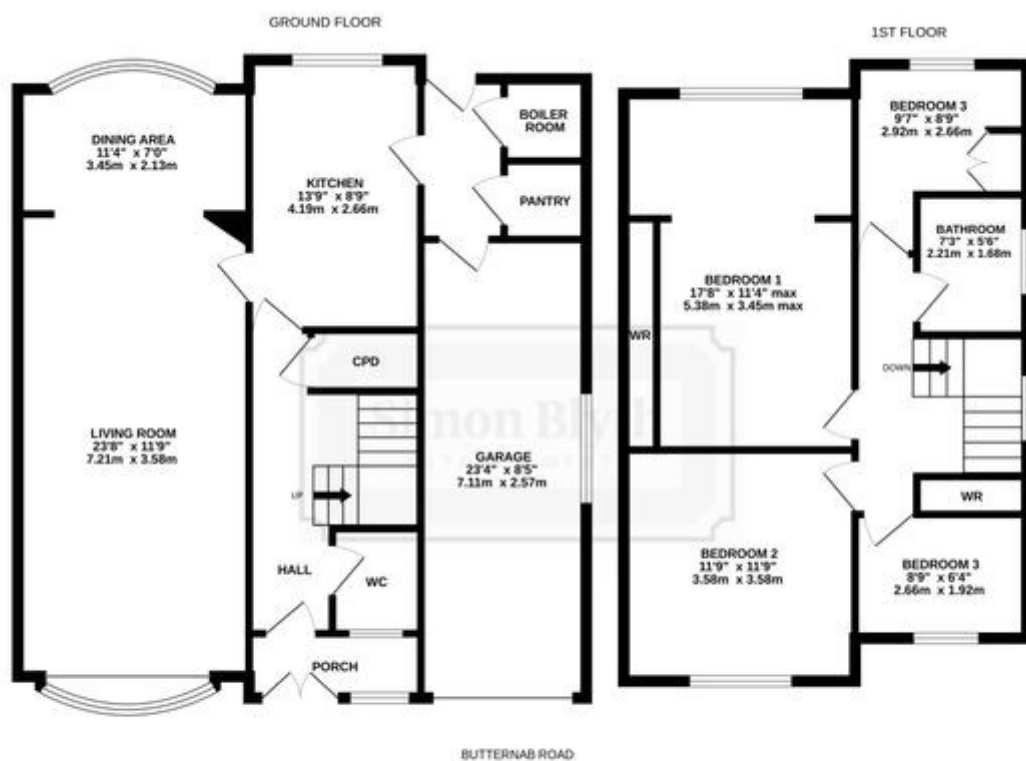




9 Butternab Road, Huddersfield, HD4 7AH



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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a four bedroomed detached house overlooking a large rear garden with pleasant aspect beyond. The property is located in an established residential area close to the park and will require a general programme of updating but offers great potential with scope to extend.

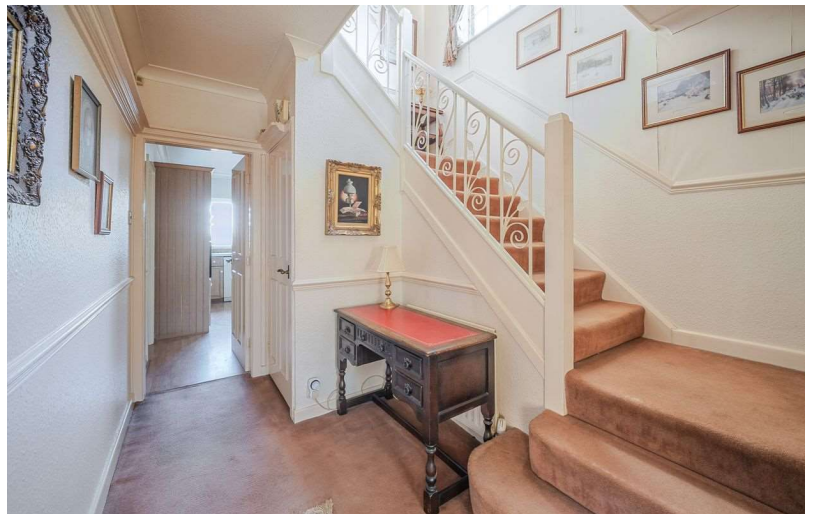
The accommodation is served by a gas central heating system, partial pvcu double glazing and briefly comprises to the ground floor entrance vestibule, entrance hall, downstairs wc, living room, dining area, kitchen and rear lobby with pantry. First floor landing leading to four bedrooms and bathroom. Externally the driveway provides off road parking as well as giving access to a large single garage together with gardens laid out to both front and rear.

Offers Around £385,000

GROUND FLOOR

ENTRANCE VESTIBULE

With pvcu sealed unit double glazed French doors and an adjacent pvcu double glazed window, there is a quarry tiled floor, exposed stonework, timber panelled ceiling and from here a timber panelled and leaded stain glass door opens to the entrance hall.



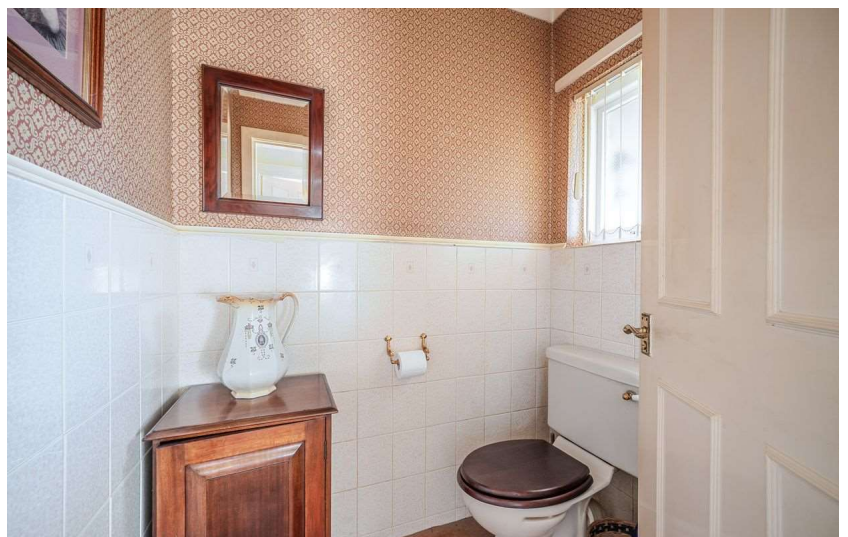
ENTRANCE HALL

with ceiling coving, delf rack, dado rail, central heating radiator, wall light point to one side a return staircase with timber handrail and wrought iron spindles rises to the first floor together with a useful storage cupboard beneath. From the hallway can be accessed can be gained to the following rooms: -

DOWNSTAIRS WC

Measurements- 5'3" x 4'6"

With a timber and frosted glazed window, inset ceiling downlighters, ceiling coving, tiled walls to dado height and fitted with a suite comprising pedestal wash basin and low flush WC.



LIVING ROOM

Measurements- 23'8" x 11'9"

As the dimensions indicate this is a generously proportioned room which has a pvcu double glazed splay bay window looking out over the front garden, there is a ceiling light point, ceiling coving, two wall light points, central heating radiator and as the main focal point of the room there is a brick fireplace with oak mantle and home to a coal effect gas fire which rests on a quarry tiled hearth. To the rear of the living room there is a dining area.



DINING AREA

Measurements- 11'4" x 7'0"

With a ceiling light point, ceiling coving, central heating radiator, fitted shelving and having a large pvcu double glazed splay bay window which provides this area with natural light as well as enjoying a lovely aspect over the generous rear garden and with views beyond across to Castle Hill.



KITCHEN

Measurements- 13'9" x 8'9"

This can be accessed from either the hallway or living room and has pvcu double glazed window which looks out across the rear garden and with pleasant views beyond, there are two ceiling light points, ceiling coving, dado rail, central heating radiator and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, bevelled glass display cupboard, inset one and a half bowl single drainer sink with chrome mixer tap, four ring electric hob, electric double oven, and with under counter space for dishwasher and fridge. To one side a timber panelled and leaded stained-glass door gives access to a rear entrance lobby. Rear entrance lobby with timber and frosted glazed door giving access to the rear garden and to one side there is a pantry, boiler room and with a timber panelled and frosted glazed curtesy door giving access to the garage.



FIRST FLOOR LANDING

With frosted pvcu double glazed window, ceiling light point, loft access, dado rail and central heating radiator. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 17'8" x 11'4" maximum

A generous double room which has a pvcu double glazed window looking out across the large rear garden, views beyond across to castle hill and Emley Moor mast. There is a ceiling light point, ceiling coving, central heating radiator and a bank of fitted wardrobes, cupboards and drawers.



BEDROOM TWO

Measurements- 11'9" x 11'9"

A double room with pvcu double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving and central heating radiator.



BEDROOM THREE

Measurements- 8'9" x 9'7"

This is situated adjacent to bedroom one and enjoys a similar aspect through a pvcu double glazed window, there is a ceiling light point, dado rail, fitted floor to ceiling louvre door cupboard.



BEDROOM FOUR

Measurements- 8'9" x 6'4"

Measured to wardrobe this is situated adjacent to bedroom number two and has a pvcu double glazed window, ceiling light point, dado rail, central heating radiator and fitted floor to ceiling sliding door mirror fronted wardrobe.



BATHROOM

Measurements- 7'3" x 5'6"

With timber and frosted glazed window, ceiling light point, central heating radiator, dado rail, part tiled walls and fitted with a suite comprising timber panelled bath mixer tap incorporating hand spray, pedestal wash basin and low flush wc.



OUTSIDE

Parking

To the right-hand side of the property there is a tarmac driveway providing off-road parking and in turn giving access to an attached garage.

Garage

Measurements- 23'4" x 8'5"

With up and over door, timber and glazed window to the side elevation, courtesy door to the rear lobby, two ceiling light points, plumbing for automatic washing machine and Belfast sink with hot and cold water.

Gardens

To the front of the property there is a rockery with planted trees, flowers and shrubs together with flagged pathway giving access to the main entrance. To the right-hand side of the property a timber hand gate opens onto a flagged pathway which provides access to the rear.

Rear Garden

Is a large rear garden which is well screened to either side by hedge and having flagged patio, gravelled area, shaped lawn and planted trees, flowers and shrubs.





ADDITIONAL INFORMATION

Heating- The property has a gas central heating system

Double Glazing- The property has pvcu double glazing

Property tenure – Freehold

Local authority – Kirklees

Council tax band – E

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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