



**Grimescar Road, Huddersfield, HD2 2EB**



**welcome to**

**Grimescar Road, Huddersfield**

Located in highly sought-after Ainley Top, this characterful home with ample space, parking and a double garage is ideal for the growing family looking for a peaceful yet convenient location to settle in close to the M62 networks. With two large reception rooms, an en-suite master and utility room.



## Lounge

14' 9" x 20' 7" ( 4.50m x 6.27m )

This inviting lounge offers a bright and airy feel, enhanced by double-glazed windows to both the front and rear that allow natural light to flow throughout the space. Warm pine flooring adds character and charm, while the electric fire creates a cosy focal point for relaxing evenings. The room is well-proportioned and comfortably heated by two radiators, making it an ideal family living area all year round.

## Dining Room

11' 3" x 20' 9" ( 3.43m x 6.32m )

The elegant dining room features a charming stone floor that adds character and durability to the space. A French window to the front floods the room with natural light, creating a bright and welcoming setting for family meals or entertaining guests. Comfort is ensured throughout the year with two radiators, making this a versatile and inviting room at the heart of the home.

## Kitchen

13' 9" x 10' ( 4.19m x 3.05m )

The heart of the home is this bright and spacious kitchen, beautifully finished with sleek quartz worktops and a double-glazed window to the front that fills the room with natural light. It offers excellent practicality with an integrated dishwasher, hot water tap, electric hob and extractor fan, along with a NEFF integrated oven for effortless cooking. There is ample fridge/freezer space, and the layout provides generous storage throughout, creating a stylish and functional space ideal for family living.

## Utility Room

4' 7" x 6' 1" ( 1.40m x 1.85m )

A practical and well-designed utility room offering dedicated space for a washing machine and tumble dryer, keeping laundry tasks neatly tucked away from the main living areas. This useful room provides excellent additional storage and supports the smooth running of a busy family home.

## Landing

The landing offers a comfortable transition between rooms, finished with soft carpet for a warm and welcoming feel. A practical pull-down loft hatch provides easy access to the loft space, which is boarded for convenient additional storage.

## Bedroom One

11' 11" x 13' 8" into recess ( 3.63m x 4.17m into recess )

The spacious master bedroom features beautiful engineered oak flooring that adds warmth and elegance. Two double-glazed windows to the front provide excellent natural light, creating a bright and relaxing atmosphere. The room benefits from an airing cupboard for practical storage, along with access to a generous dressing room, making this an ideal and well-appointed primary suite.

## En Suite

The modern en-suite features a smart tiled floor and a Velux window that brings in plenty of natural light. It includes a spacious walk-in shower and a contemporary sink, creating a fresh and functional private shower room adjoining the master bedroom.

## Bedroom Two

18' 11" x 10' 4" ( 5.77m x 3.15m )

A bright and generously sized double bedroom featuring attractive oak flooring and excellent natural light from two double-glazed windows to the front. The room is well-proportioned and benefits from two radiators, ensuring a comfortable and welcoming space throughout the year.

## Bedroom Three

10' 3" x 11' ( 3.12m x 3.35m )

A well-presented bedroom featuring attractive oak flooring and a double-glazed window to the front, allowing plenty of natural light to brighten the space. The room is comfortably heated by a radiator, making it a practical and inviting additional bedroom or home office.

## Bedroom Four

7' 5" x 10' 5" ( 2.26m x 3.17m )

A bright and versatile room featuring stylish oak flooring and a Velux window that brings in plenty of natural light. The space is comfortably heated by a radiator, making it an ideal fourth bedroom, nursery, or home office.

## Bathroom

The modern house bathroom features a smart tiled floor and a Velux window that brings in natural light while maintaining privacy. It is fitted with a corner bath, pedestal sink, and W/C, along with a radiator for comfort. An extractor fan provides effective ventilation, creating a fresh and functional family bathroom.



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welcome to

## Grimescar Road, Huddersfield

- Detached character property
- Ample off-road parking
- Double garage with electric door and electric car charging point
- Peaceful yet convenient location
- Finished to the highest of standards throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

**£500,000**



Please note the marker reflects the postcode not the actual property

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