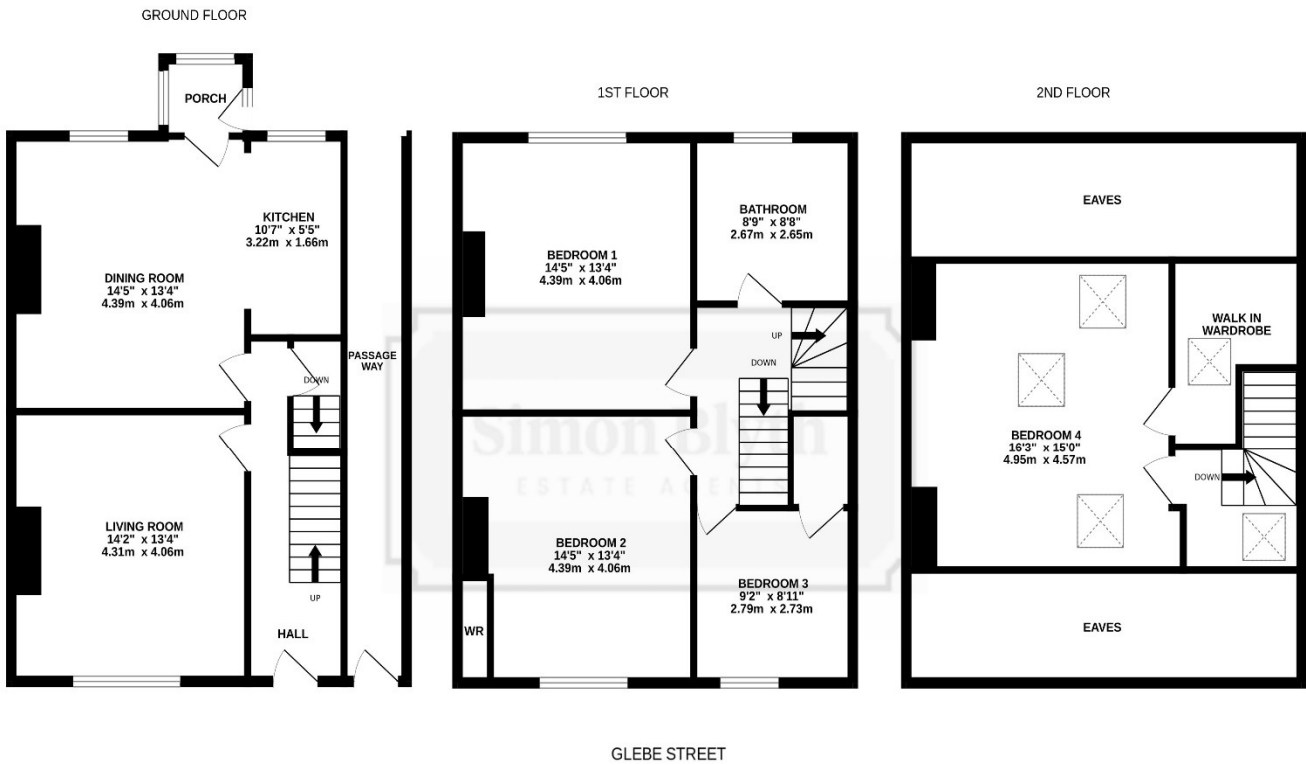




5 Glebe Street, Huddersfield, HD1 4NP



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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this lovely late Victorian stone built inner through terrace constructed circa 1893 and providing a generous level of accommodation arranged over three floors together with a westerly facing rear garden, garage and two off-road parking spaces.

The property is well placed for accessing local shopping facilities in Lindley and Marsh together with Greenhead Park, the town centre and just a short drive to junction 24 of the M62 motorway. The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance hall, living room, dining room which is open plan to the kitchen and rear porch, basement with useful keeping cellar and store. First floor three double bedrooms and bathroom second floor attic bedroom and walk-in wardrobe. Externally there is a passageway to one side which is shared with the neighbouring property and this gives access to the rear garden but also provides larger first and second floor accommodation. There are gardens to both front and rear with the parking and garage at the foot of the rear garden.

Price Offers Around £335,000

GROUND FLOOR

ENTRANCE HALL

Measurements-18'4" x 5'4"

This has a uPVC and frosted double glazed door with frosted uPVC double glazed window over and providing natural light. There is a decorative ceiling rose with ceiling light point, ceiling coving, picture rail, dado rail, central heating radiator and to one side a spindled staircase rises to the first floor. From the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements-14'2"x 13'4"

A comfortable and well-proportioned reception room which has uPVC double glazed windows looking out over the front garden, there is a ceiling light point, ceiling coving, picture rail, four wall light points, central heating radiator and as the main focal point of the room there is a feature fireplace with a conglomerate marble surround and home to a coal effect gas fire which rests on a conglomerate marble hearth.



DINING ROOM

Measurements-14'5" x 13'4"

With a uPVC double glazed window looking out over the rear garden together with a timber and glazed door giving access to a rear porch. There is a ceiling light point, ceiling coving, four wall light points, central heating radiator and as the main focal point of the room there is a feature fireplace with conglomerate marble surround and home to coal effect gas fire which rests on a conglomerate marble hearth. To one side the dining room is open plan to the kitchen.



KITCHEN

Measurements-10'7" x 5'5"

With a uPVC double glazed window looking out into the rear garden, there are inset ceiling downlighters and fitted with a range of matt white base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap, four ring gas hob with stainless steel and curved glass extractor hood over and electric oven beneath together with under counter space for washing machine, dishwasher and fridge freezer.



REAR PORCH

Measurements – 4'9" x 4'0"

With timber and sealed unit double glazed windows and a timber and sealed unit double glazed door giving access to the rear garden. There is a wall light and stone flagged floor.

BASEMENT

This can be accessed from a door in the hallway with stone steps leading down to a useful keeping cellar with ceiling light point, stone flagged floor and central stone table. To one side a door gives access to a smaller storeroom which has ceiling light and stone flagged floor.

FIRST FLOOR

LANDING

With two ceiling light points and to one side a staircase rises to the second floor. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'5" x 13'4"

With a uPVC double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and chimney breast.



BEDROOM TWO

Measurements- 14'5" x 13'4"

With a uPVC double glazed window, ceiling light point, central heating radiator and to the lefthand side of the chimney breast there are Louvered door cupboards and wardrobe.



BEDROOM THREE

Measurements- 9'2" x 9'0"

This is situated adjacent to bedroom two and has a uPVC double glazed window, ceiling light point, central heating radiator, laminate flooring and useful storage cupboard.



BATHROOM

Measurements- 8'8" x 8'9"

With a frosted uPVC double glazed window, ceiling light point, cupboard housing the gas fired central heating boiler, part tiled walls, central heating radiator, laminate flooring and fitted with a four-piece suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c, bath with tiled side panel and shower cubicle with chrome shower fitting.



SECOND FLOOR

LANDING

With ceiling light point and Velux double glazed window. From here a door opens into bedroom four.

BEDROOM FOUR

Measurements- 15'0" x 16'3"

With three Velux double glazed windows, central heating radiator, eight ceiling light points and to one side a door gives access to a walk-in wardrobe.



WALK-IN WARDROBE

Measurements- 8'8" x 4'0"

With a Velux double glazed window, central heating radiator and two ceiling light points.

GARDENS

To the front of the property there is a wrought iron hand gate opening onto a stone flagged pathway with two steps rising to the front door, adjacent to this there is a gravelled garden area which is screened from Glebe Street by hedge and with planted shrubs to one boarder. To the rear there is a westerly facing garden which can be accessed from either the passage way or from the rear porch and this leads to a low maintenance garden which has a stone flagged patio, gravelled area, planted trees and shrubs and a flagged pathway with gravelled border leading to a timber hand gate leading onto the rear lane.

PARKING

From the lane to the rear there is a vehicular access to a detached single garage together with a two-car driveway.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property is majority uPVC double glazed

Tenure- Freehold

Passageway- This gives access from the front of the house to the rear and has shared access with the neighbouring property however the first and second floor are three foot wider than the ground floor as they run over the passageway.

Council tax band – C

Directions- Using satellite navigation enter the postcode HD1 4NP

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 - 8.45 to 17:30

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