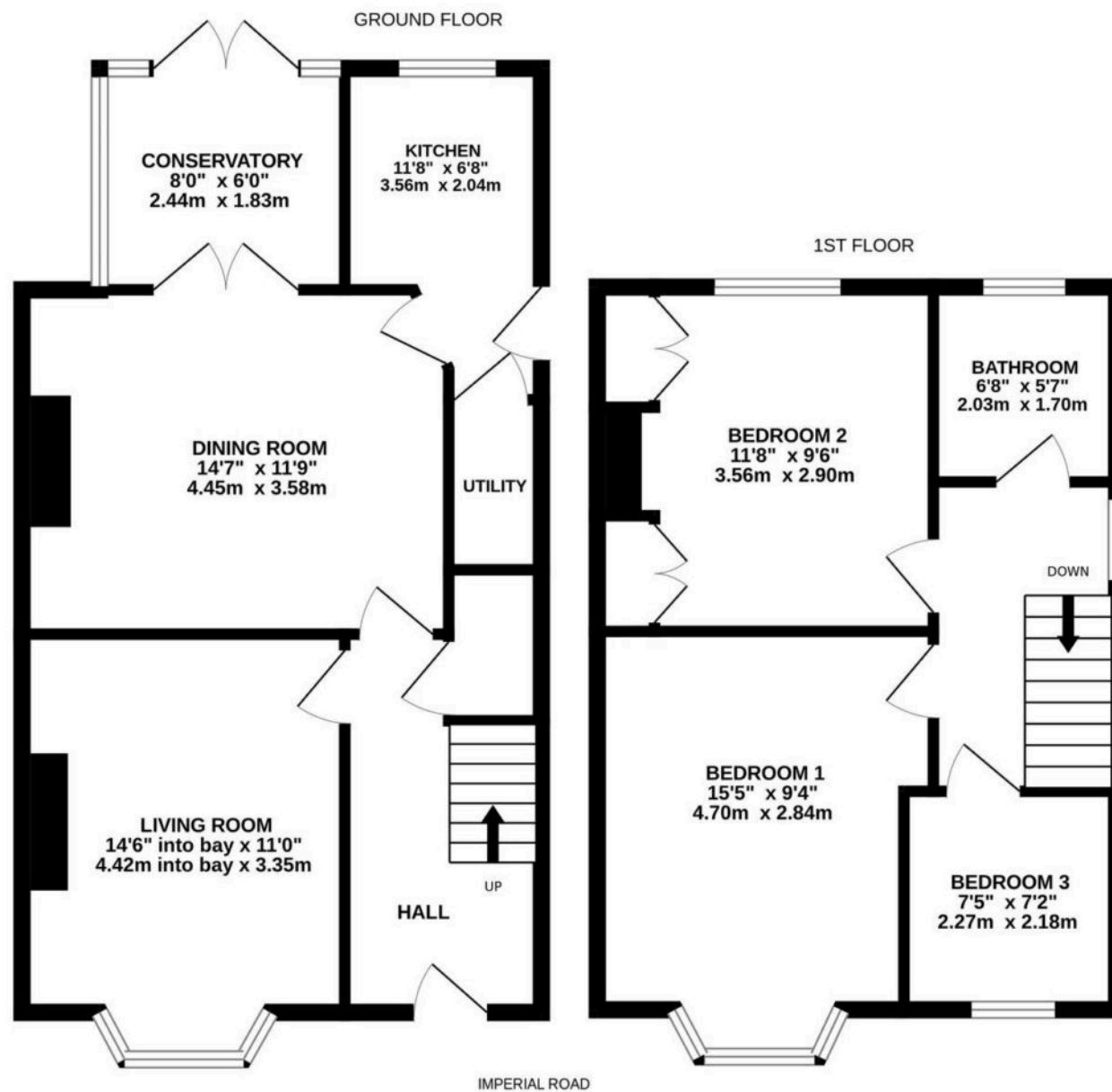




61 Imperial Road, Huddersfield
Huddersfield

Offers in Region of **£275,000**



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61 Imperial Road

A MATURE PART-STONE FRONTED AND REMAINDER RENDERED SEMI-DETACHED HOUSE WITH PARKING FOR TWO ACROSS THE FRONT, A DRIVEWAY TO THE SIDE, A GARAGE, AND LARGE REAR GARDEN. THE PROPERTY OFFERS SCOPE TO EXTEND EITHER INTO THE ROOF SPACE OR TO THE REAR, BUT CURRENTLY OFFERS WELL-PRESENTED ACCOMMODATION SERVED BY A GAS CENTRAL HEATING SYSTEM AND PVCu DOUBLE-GLAZING.

The accommodation briefly comprises of entrance hall, bay-fronted living room, separate dining room, conservatory, and kitchen to the ground floor. To the first floor, there is a landing which leads to three bedrooms and the house bathroom. The loft is majority boarded with a Velux window and lighting.

Situated toward the top of Imperial Road, there are various amenities within walking distance in Marsh and local schools.



ENTRANCE HALL

Enter into the property through a composite panelled and frosted double-glazed door. The entrance hall features a spindle staircase with oak handrail and useful storage beneath, a ceiling light point, a frosted PVCu double-glazed window above the door which provides additional natural light, laminate flooring, and a vertically hung central heating radiator. From the hallway, there is access to the living room, the dining room, and the kitchen.

LIVING ROOM

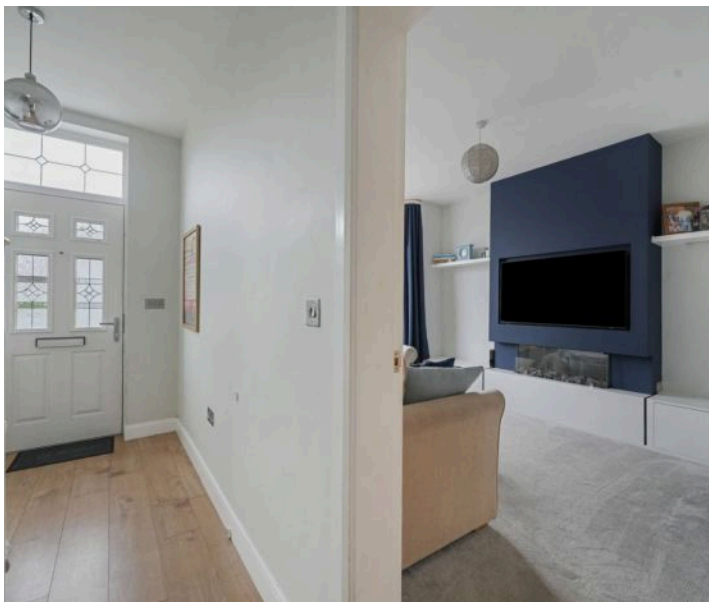
14' 6" x 11' 10" (4.42m x 3.61m)

The lounge is a comfortable reception room with walk-in bay with PVCu double-glazed windows looking out to the front and providing plenty of natural light. There is a ceiling light point, a vertically hung radiator, and the main focal point of the room is the chimney breast, which comprises of a recess for mounting a flat-screen TV and beneath this is a flame effect, remote controlled, electric fire and storage cupboards.

DINING ROOM

11' 9" x 14' 7" (3.58m x 4.45m)

DINING ROOM (11'9" x 14'7") The dining room is another well proportioned room which is situated to the rear of the property and features PVCu double-glazed French doors providing access to the conservatory and a further door adjacent to this which provides access to the kitchen. There is a decorative ceiling rose with ceiling light point, ceiling coving, a central heating radiator, and a chimney breast with painted timber surround and marble-effect hearth.



KITCHEN

11' 8" x 6' 8" (3.56m x 2.03m)

The kitchen features a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, and an inset single drainer stainless-steel sink with chrome mixer tap. There is also an electric cooker point, plumbing for an automatic washing machine, a central heating radiator, a ceiling light point, and coving to the ceiling. The kitchen benefits from a PVCu double-glazed window looking out over the rear garden, together with a composite panelled and frosted, double-glazed door opening onto the driveway. Beneath the stairs is a pantry with fitted shelving and a frosted PVCu double-glazed window.

CONSERVATORY

The conservatory is approached through twin PVCu double-glazed French doors from the dining room, with single glazed sliding doors providing access to the rear garden.





FIRST FLOOR LANDING

The landing features a PVCu double-glazed window to the gable, a ceiling light point, and provides access to three bedrooms and the house bathroom.

BEDROOM ONE -15' 5" x 9' 4" (4.70m x 2.84m)

Bedroom one is a double bedroom with a walk-in bay which features PVCu double-glazed windows overlooking the front of the property. There is a ceiling light point, a vertically hung radiator, a chimney breast, and part-mirror fronted and grey gloss fitted wardrobes together with dressing table to the left-hand side of the chimney breast.

BEDROOM TWO -11' 8" x 9' 6" (3.56m x 2.90m)

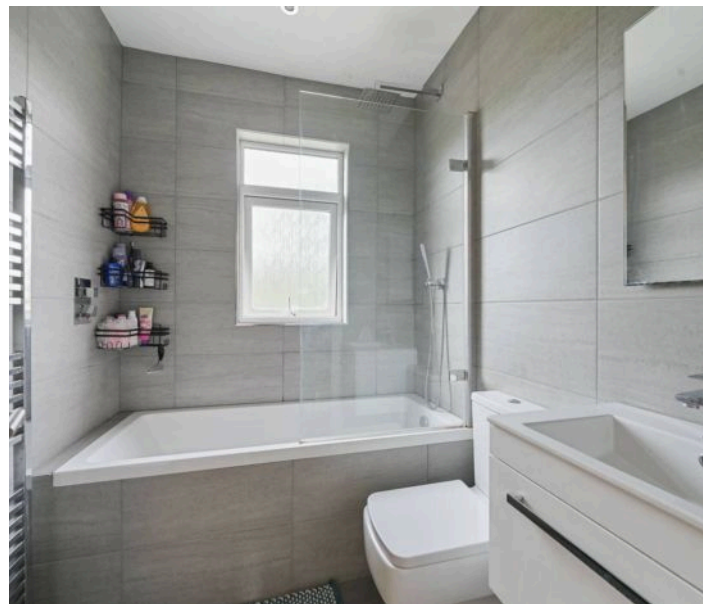
Bedroom two is another double bedroom with a PVCu double-glazed window which looks out across the rear garden. There is a ceiling light point, a central heating radiator, a chimney breast with fitted wardrobes and shelving to either side, and a fold-down timber ladder providing access to a majority-boarded loft (14'7" x 12'7") with a Velux double-glazed window and a light.

BEDROOM THREE -7' 5" x 7' 2" (2.26m x 2.18m)

Bedroom three is situated adjacent to bedroom one and benefits from a PVCu double-glazed window, a ceiling light point, a central heating radiator, and fitted high-level storage cupboards.

HOUSE BATHROOM -6' 8" x 5' 7" (2.03m x 1.70m)

The house bathroom features a three-piece suite comprising of a wall-hung vanity unit incorporating a chrome Monobloc tap, a low-level w.c., and a double-ended bath with tiled side panel, glazed shower screen and with fixed shower rows over, together with chrome hand spray. The bathroom also benefits from inset ceiling downlights, a frosted PVCu double-glazed window, floor-to-ceiling tiled walls, an extractor fan, tiling to the floor, and a chrome ladder-style heated towel rail.



GARDEN

Externally to the front, there are twin timber gates to the right-hand side of the property which open onto a tarmac driveway which leads to a detached concrete sectional garage. Externally to the rear is a particularly generous rear garden with flagged patio immediately to the rear of the conservatory. Beyond this is a lawn garden with planted borders, and a further area of garden with trees and shrubs to the rear of the garage. The garage measures 19'7" x 9'0" and has a timber and glazed window to the side elevation, an electric up-and-over door, and power and lighting in situ. There is a printed concrete parking area running across the front of the property and providing off-street parking for two cars side by side.



THE PROPERTY IS LEASEHOLD FOR A REMAINDER OF 905 YEARS

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street – HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

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