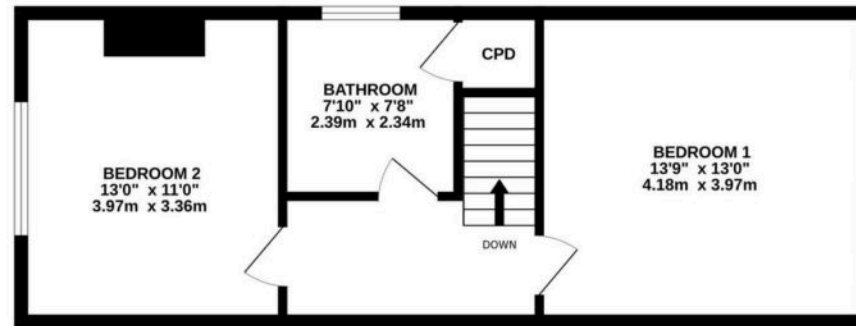




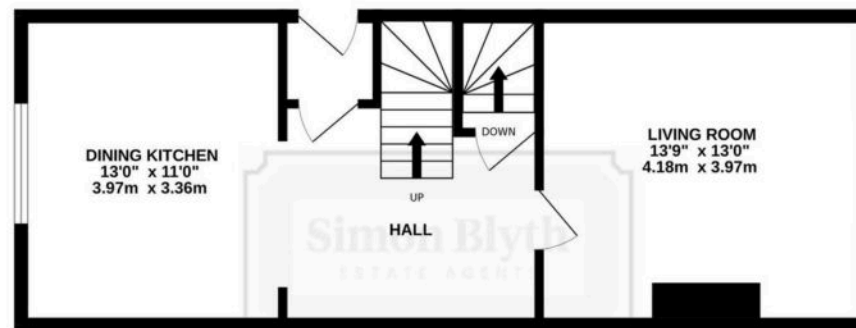
**The Cottage, 5 Halifax Road**  
Huddersfield

Offers in Region of **£265,000**

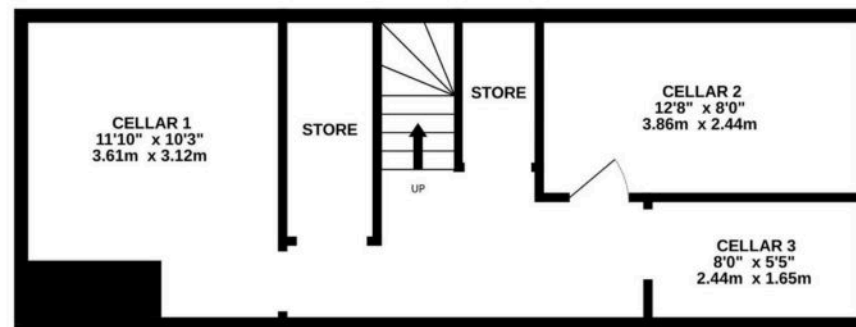
# 1ST FLOOR



# GROUND FLOOR



# BASEMENT



HALIFAX ROAD

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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## The Cottage

5 Halifax Road, Huddersfield

The cottage is a section of the Grade II listed Hungerford House, a Neo-classical Ashlar faced villa constructed circa 1855, well concealed and elevated from Halifax and approached through stone gate pillars (also listed) onto a private drive serving two other properties.

The property provides comfortable and well proportioned living space with a pleasant low maintenance rear garden, two parking spaces and a single garage.

There is a gas central heating system and briefly comprising to the ground floor entrance vestibule, entrance hall, living room and dining kitchen. Basement with full range of cellars and stores and offering good head height. First floor landing leading to two double bedrooms and bathroom. The property is well placed for access to the town centre, Lindley and the M62 linking East Lancashire to West Yorkshire.



### Entrance Vestibule

4' 0" x 3' 8" (1.22m x 1.12m)

With a new timber panelled and glazed entrance door, ceiling light, ceiling coving, oak effect laminate flooring and from here a timber panelled and glazed door opens into the entrance hall.

### Entrance Hall

10' 2" x 9' 6" (3.10m x 2.90m)

The hallway is situated between the living room and dining kitchen and has central heating radiator, access to the basement, ceiling light point, ceiling coving, picture rail, oak effect laminate flooring and a spindled return staircase rising to the first floor. From the hall access can be gained to the following rooms..-

### Living Room

13' 9" x 13' 0" (4.19m x 3.96m)

A well proportioned reception room situated to the rear of the property and overlooking the garden through a large timber and glazed window which provides plenty of natural light. There is a decorative ceiling rose with ceiling light, ceiling coving, picture rail, chimney breast, two central heating radiators and oak effect laminate flooring.

### Dining Kitchen

11' 0" x 13' 0" (3.35m x 3.96m)

With a large timber and glazed window, ceiling light, picture rail, oak effect laminate flooring, central heating radiator and fitted with free standing units comprising cupboards, shelving, drawers and sink unit with 1 1/2 bowls, drainer, chrome mixer tap and cupboards, there are two wall cupboards, gas cooker point and plumbing for washing machine.



### **Basement**

This is accessed from the hallway with a wall mounted ideal classic gas fired central heating boiler located part way down the staircase, there is a stone flagged hallway providing access to the cellars which has the consumer unit fitted in late 2023. Cellar One is 11'10" x 10'3" with central heating radiator, ceiling light and plumbing for automatic washing machine. Cellar Two is 12'8" x 8' with stone flagged floor, stone table, stone shelving and ceiling light. Cellar Three is 8' x 5'5" with stone flagged flooring and stone shelving. Store One is 9'7" x 3'9" with stone flagged flooring, ceiling light and Store Two is 7'4" x 2'7" with stone flagged floor.

### **First Floor Landing**

With ceiling light point, ceiling coving, central heating radiator and new fitted carpet which continues down the staircase. From the landing access can be gained to the following rooms..-

### **Bedroom One**

13' 0" x 13' 9" (3.96m x 4.19m)

A double room with a large timber and glazed window and small adjacent timber and glazed sash window both of which provide the room with plenty of natural light. There is a ceiling light, ceiling coving, loft access, central heating radiator and new fitted carpet.





### **Bedroom Two**

13' 0" x 11' 0" (3.96m x 3.35m)

A double room with timber and glazed window, ceiling light, loft access, ceiling coving, central heating radiator and new fitted carpet.

### **Bathroom**

17' 0" x 7' 8" (5.18m x 2.34m)

With a timber and frosted glazed window, ceiling light, ceiling coving, 3/4 tiled walls, tiled floor, central heating radiator above the stairs there is a cylinder cupboard and small door giving access to a further staircase which leads to a water tank and offers some useful additional storage. The bathroom is fitted with pedestal wash basin, low flush WC and double ended timber panelled bath with glazed shower screen and chrome shower fitting.

### **Lease**

The property is leasehold, a 999 year lease from 30/01/1863 at £5.p.a



### Garden

There is a pathway giving access to the main entrance together with a wrought iron hand gate at the far end opening into a closed rear garden which is majority stone flagged crazy paved with a rockery and planted trees and shrubs.

### Driveway

There are two parking spaces to the far left hand side of the driveway together with a single garage with up and over door.



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

**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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

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**OFFICE OPENING TIMES 7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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