



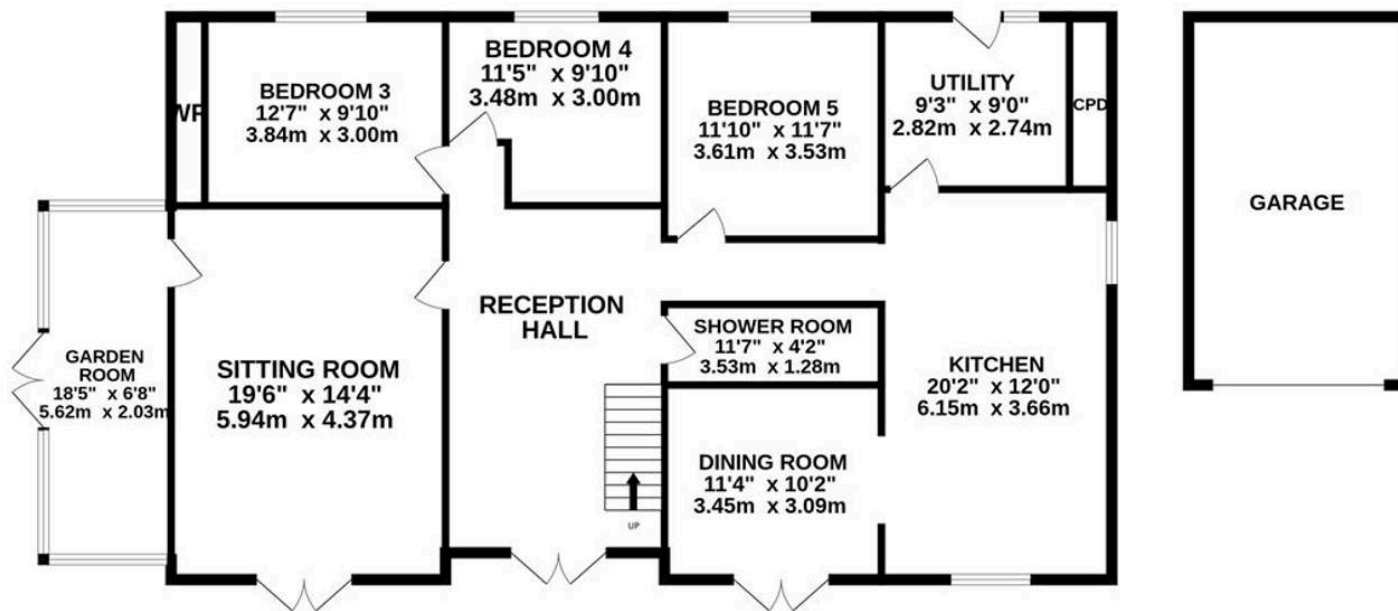
**The Bungalow Halifax Road, Huddersfield**

Offers in Region of **£720,000**

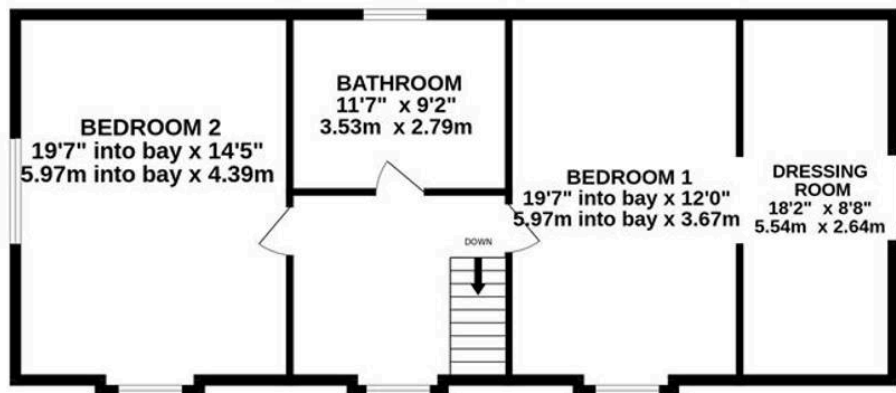
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## GROUND FLOOR



## 1ST FLOOR



HALIFAX ROAD

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## The Bungalow Halifax Road

Huddersfield

TUCKED AWAY TO THE REAR OF COTE ROYD STANDS 'THE BUNGALOW' A SPACIOUS AND WELLAPPOINTED FAMILY HOME WITH FLEXIBLE LIVING SPACE AND STANDING WITHIN VERY WELL SCREENED PART WALLED ESTABLISHED GARDENS OF AROUND HALF AN ACRE TOGETHER WITH OFFROAD PARKING FOR SEVERAL VEHICLES AND GARAGE.

Edgerton is a particularly well-regarded residential area in close proximity to a variety of amenities including shops, restaurants and bars, state, and independent schools and accessible for both town centre and M62 motorway. The accommodation comprises to the ground floor; galleried reception hall, sitting room, garden room, recently fitted kitchen, dining room, three double bedrooms, shower room and utility room. First floor; galleried landing with two further double bedrooms with the master having a bespoke fitted dressing room and large fourpiece family bathroom. Council Tax band: G  
Tenure: Freehold





### ENTRANCE HALL

Twin PVCu double glazed French doors open into the reception Hall. This measures 18'7 x 11'7 as the dimensions indicate this is a spacious and welcoming area which has a galleried landing, there is a further window above the French doors which fills this whole area with natural light, there is a ceiling light point, wall light point, ceiling coving, dado rail and oak effect chevron style laminate flooring. From the reception hall access can be gained to the following:-

### SHOWER ROOM

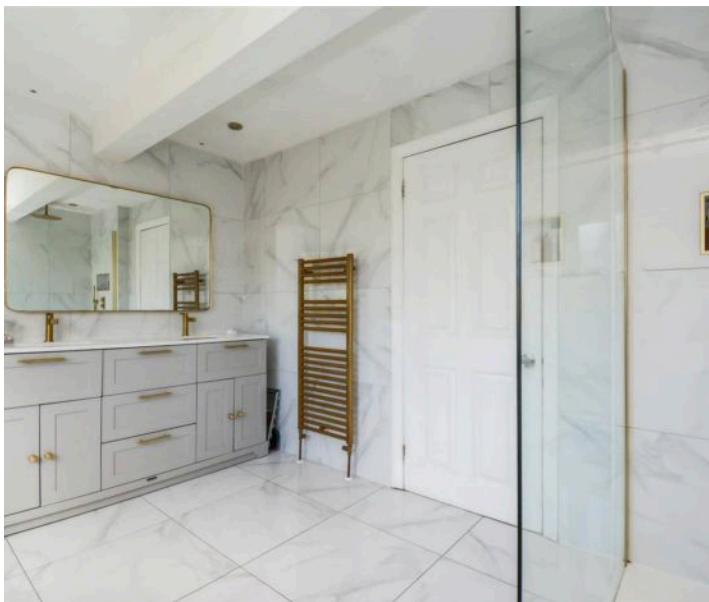
Dimensions: 3.53m x 1.27m (11'7 x 4'2). This has a ceiling light point, ceiling coving, chrome ladder style heated towel rail and is fitted with a suite comprising; pedestal wash basin with chrome mixer tap, low flush w.c. and walk-in shower with frosted glass brick panel together with a chrome shower fitting.

### SITTING ROOM

Dimensions: 5.94m x 4.37m (19'6 x 14'4). A spacious reception room which has PVCu double glazed French windows and doors which look out onto a lovely established well screened garden, there is a central ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a multi-fuel stove with small log store beneath and a granite hearth. To one side a timber and bevelled glass door gives access to the garden room.

### GARDEN ROOM

Dimensions: 5.61m x 2.03m (18'5 x 6'8). With PVCu double glazed windows together with a mono-pitch PVCu sealed unit double glazed roof, there is laminate flooring and electric underfloor heating.





## KITCHEN

Dimensions: 6.15m x 3.66m (20'2 x 12'0). With a dual aspect PVCu double glazed windows providing this area with an abundance of natural light, the kitchen was re-fitted in circa 2021 and has a herringbone LTV flooring which continues through into the dining room. There are a generous range of base and wall cupboards with porcelain and contrasting 'Hague Blue' units these are complimented by brass handles with contrasting overlying quartz worktops, there is an inset Caple Belfast sink with Quooker brushed stainless steel monobloc tap over which also provides boiling water, housed within the chimney breast is a rangemaster dual fuel cooker with five burner gas hob, hotplate, electric double oven and grill and warming drawer (this is available by separate negotiations at a price to be agreed) with extractor hood and downlighters over, there is an integrated Neff dishwasher, housing for fridge freezer which currently has a Samsung fridge and Samsung freezer with water dispenser, larder cupboard with integrated stainless steel microwave, LED strip lighting and storage shelves, the island unit has an over lying quartz worktop which extends to form a breakfast bar with drawers, cupboards, wine cooler and integrated bin beneath. There is a column style radiator, inset LED downlighters and three ceiling light points above the island unit on a dimmer switch and further LED lighting above and below the wall cupboards and low level LED lighting. Open plan to the kitchen is the dining room.





### **DINING ROOM**

Dimensions: 3.45m x 3.10m (11'4 x 10'2). With a continuation of the LVT herringbone flooring, there is a ceiling light point, ceiling coving and PVCu double glazed windows with French doors opening out on to the garden.

### **UTILITY ROOM**

Dimensions: 2.74m x 2.82m (9'0 x 9'3). This is situated to the rear of the kitchen and has a continuation of the LVT herringbone flooring. There is a PVCu double glazed window and adjacent door giving access to the rear of the property, there are inset LED downlighters, ceiling coving, column style central heating radiator, cupboard housing a Vaillant gas fired central heating boiler and a further bank of cupboards with shelving together with an inset single drainer stainless steel sink with chrome monobloc tap and with space for both washing machine and tumble dryer.





#### **BEDROOM FIVE**

Dimensions: 3.61m x 3.53m (11'10 x 11'7). A double room with a PVCu double glazed window looking out to the rear, there is a ceiling light point, ceiling coving and central heating radiator.

#### **BEDROOM FOUR**

Dimensions: 3.48m x 3.00m (11'5 x 9'10). A double room with a PVCu double glazed window looking out to the rear, there is a ceiling light point, ceiling coving and central heating radiator.

#### **BEDROOM THREE**

Dimensions: 3.84m measured to wardrobes x 3.00m (12'7 measured). A double room with a PVCu double glazed window looking out to the rear, there is a ceiling light point, ceiling coving, central heating radiator and a bank of fitted floor to ceiling part mirror fronted wardrobes.

#### **FIRST FLOOR**

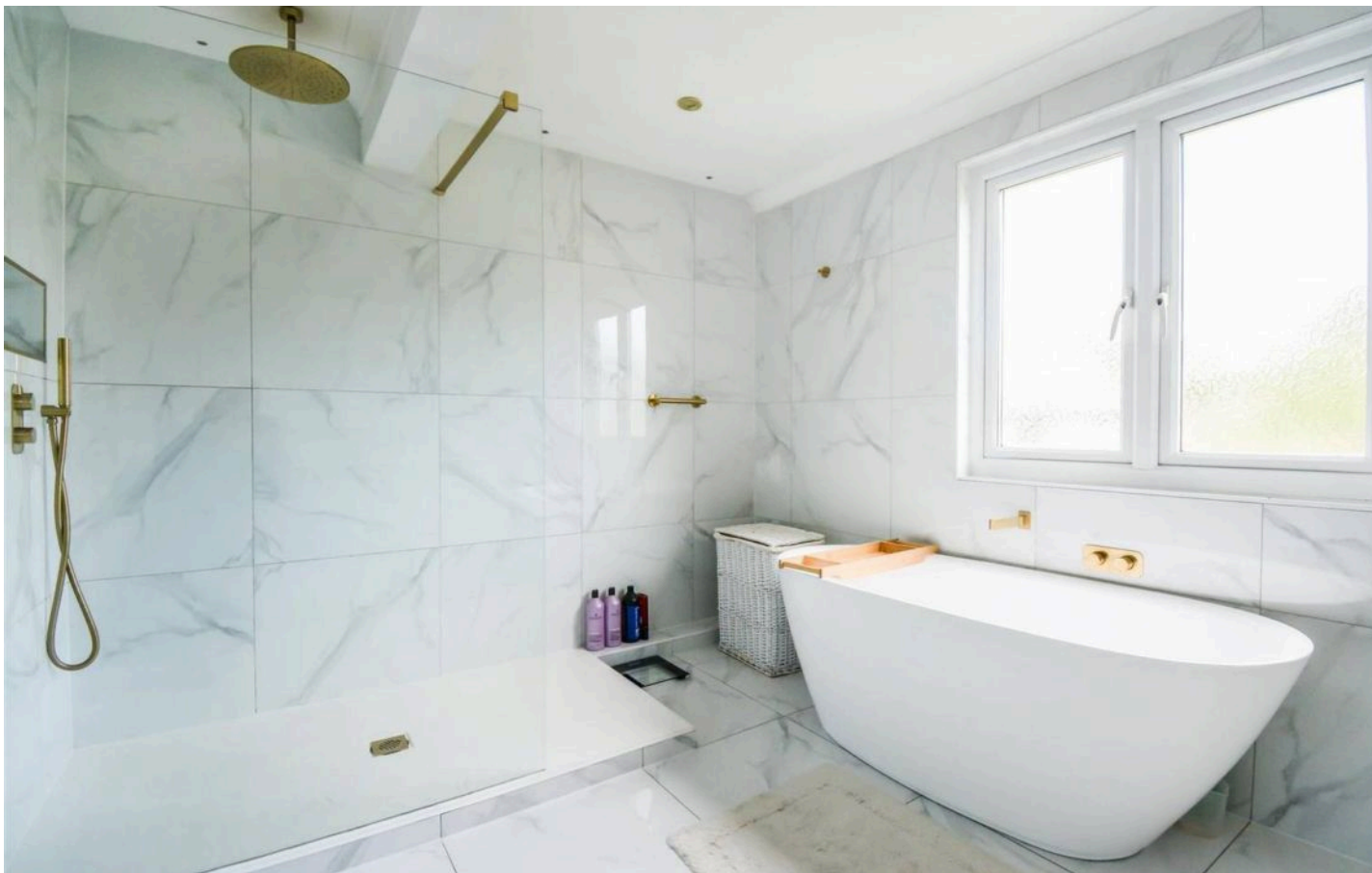
A galleried landing with a spindle balustrade, ceiling coving, two wall light points and dado rail. From here access can be gained to the following rooms:-

#### **BEDROOM TWO**

Dimensions: 5.97m into bay x 4.39m (19'7 into bay x 14'5). A generous double room with a walk-in bay with window seat and having a PVCu double glazed window looking out over the rear garden and with further natural light from a PVCu double glazed window to the side elevation, there is a ceiling light point, ceiling coving, central heating radiator and access to the eaves.







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## GARDEN

The property is situated to the rear of Cote Royd House with two large stone gate posts with a tarmac driveway leading to a parking area for several vehicles and in turn leading to a detached stone built and slated garage. The garage measures 18'2 x 15'8 with timber and frosted glazed windows to the side elevations, there is roof void storage, power, light and an up and over door. Immediately to the rear of the garage there is an attached timber store. To the rear of the property there is a stone flagged patio, outside cold-water tap, planted trees and shrubs, crushed blue slate, and bordered by a brick and stone wall giving privacy. To the far side of the house there is a private patio area together with crushed blue slate and a flagged pathway leading down the side of the garden room where there is a further outside cold water tap and leading to a stunning rear garden which once again is walled to one side and this area is a lovely space for children and for entertaining and is very well screened offering a high degree of privacy and having a number of mature trees, planted shrubs large lawned garden, children's play area and immediately to the rear of the property there is a stone sun terrace which enjoys a southerly aspect, there is also a small hedge shaped into a maze and just below this a five bar gate provides access to the driveway.





#### ADDITIONAL DETAILS SECURITY

The property has an alarm and CCTV

**DIRECTIONS** Using satellite navigation enter the postcode HD3 3AN

**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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**  
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 - 5:30 pm

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





## Simon Blyth Estate Agents

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