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**Finest**  
*A Collection of Yorkshire's Finest Homes*

Cleveland Road  
Huddersfield





## Cleveland Road Huddersfield

Offers In Region Of £750,000

THIS EXQUISITE THREE-BEDROOM RESIDENCE, STEEPED IN PERIOD CHARM, OFFERS AN ABUNDANCE OF CHARACTER AND HIGH-END FINISHES THROUGHOUT, MAKING IT A TRULY EXCEPTIONAL HOME. LOCATED IN A SOUGHT-AFTER AREA, THE PROPERTY BOASTS ELEGANT RECEPTION ROOMS, A BESPOKE KITCHEN, AND A STUNNING GARDEN ROOM, ALL DESIGNED FOR MODERN LIVING WHILE RETAINING THE BEAUTY OF ITS PERIOD FEATURES.

## Ground Floor

Upon entering the property, you are greeted by a grand, wide door that opens into a beautifully styled hallway, complete with a characterful ceiling and a sweeping staircase that adds a sense of grandeur. The two reception rooms are both spacious and full of period features, making them perfect for relaxation or entertaining. Each room benefits from stunning fireplaces, deep skirting boards, and high coved ceilings that create a feeling of light and space.

The garden room is a stunning addition to the home, featuring beautiful tiled flooring and double doors that lead out to the rear garden, offering an exceptional indoor-outdoor living experience.

The bespoke kitchen is every chef's dream, equipped with a Miele triple oven, warming drawers, a Smug six-ring gas hob with extractor fan and a dishwasher. It also includes space for a tall fridge/freezer, all finished with high-quality work surfaces and beautifully crafted wall and base units. The adjoining utility room mirrors the kitchen and offers access to the guest cloakroom.



## Cellars

A magnificent cellars lies beneath, lined with marble flooring and a vaulted ceiling, housing a salting table-ideal for wine lovers and those who appreciate traditional features.

## First Floor

The split-level landing provides a stunning introduction to the first floor, where the master suite enjoys a superior ensuite bathroom, complete with a sunken bath, corner shower, dual sink unit, and a low-level WC. The suite also boasts fitted furniture and views over the front lawn, courtesy of three sash windows.

The floor also features two further double bedrooms, both tastefully styled with ensuite bathrooms, ensuring privacy and comfort for family members or guests.

## The Grounds

The front lawn is beautifully landscaped, with charming borders perfect for a game of croquet or simply relaxing on a warm afternoon. At the rear of the property, a large courtyard provides the ideal space for hosting summer parties or enjoying quiet moments in seclusion.

A generously sized driveway offers ample parking and storage space, while additional outbuildings give practical storage solutions for everyday use.



## ADDITIONAL INFORMATION

Council Tax: E

Tenure: Lease Hold

Parking: Off Road Parking

Years left on lease:

Which organisation to you pay ground rent:

How much is your current ground rent:

Does the lease prevent you from keeping pets:

## UTILITIES

Gas:Mains

Electric: Mains

Water:Mains

Heating: Gas

Broadband:Full Fibre Broadband

Mobile coverage: 4G/5G check with your provider

## AGENT NOTES

1.oney laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

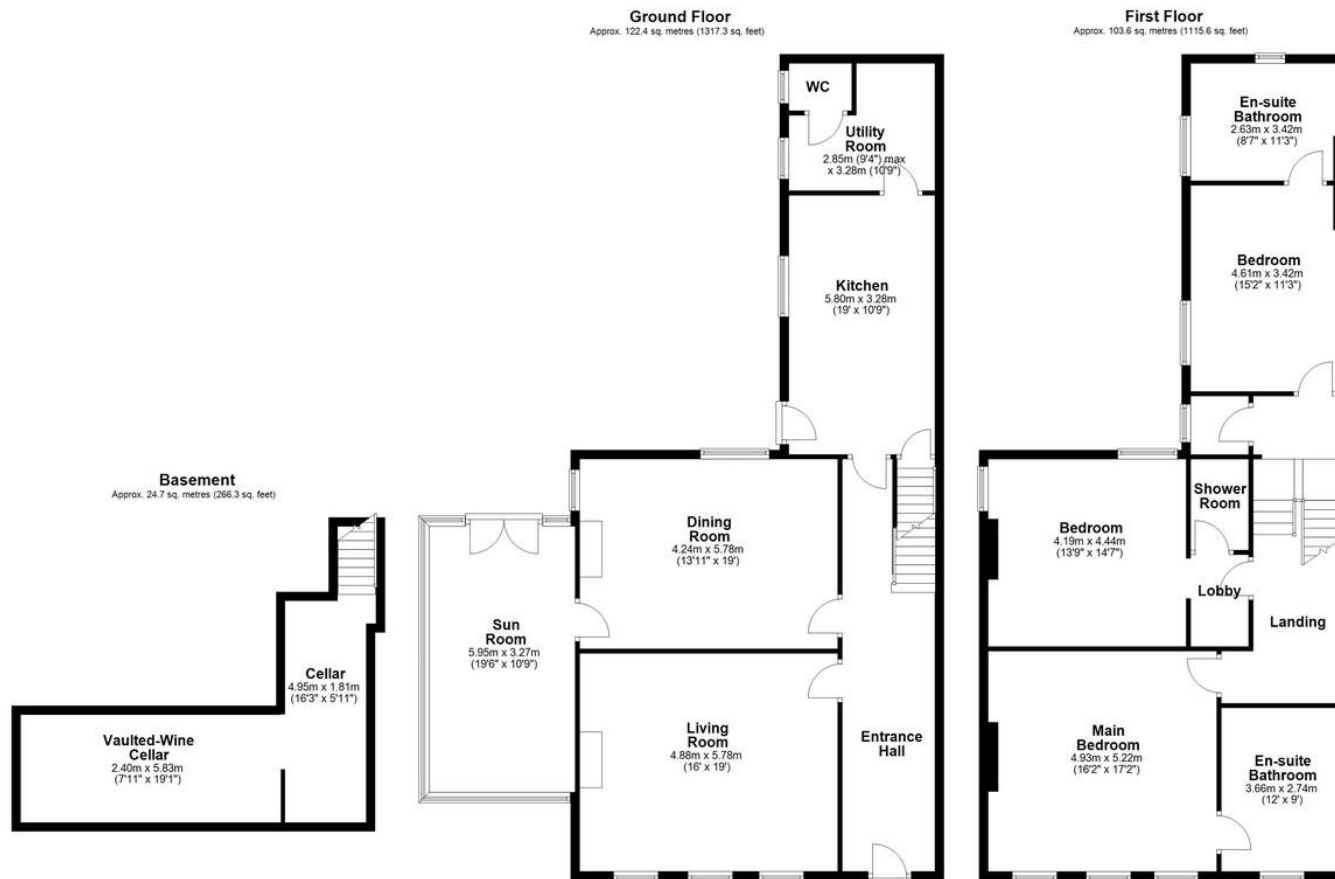
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective

buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Total area: approx. 250.8 sq. metres (2699.3 sq. feet)







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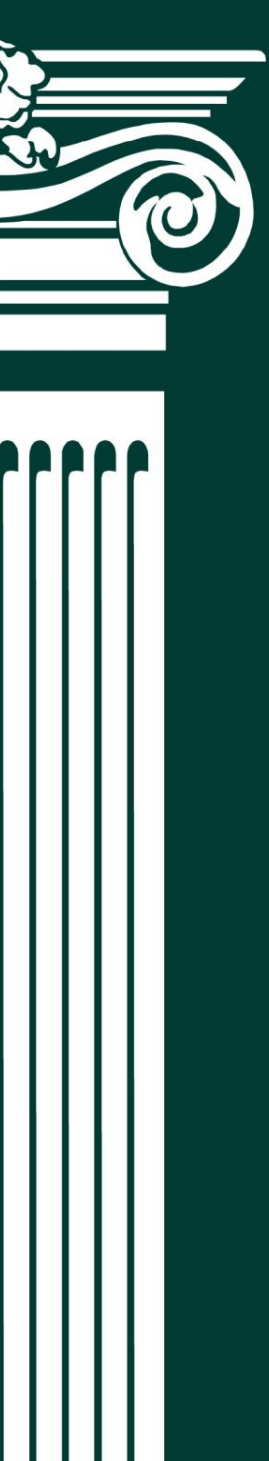




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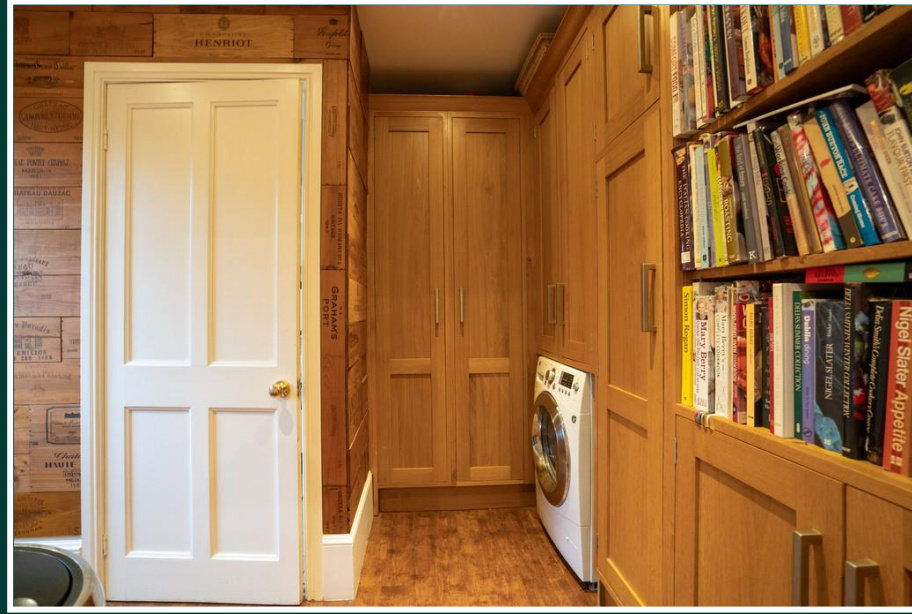






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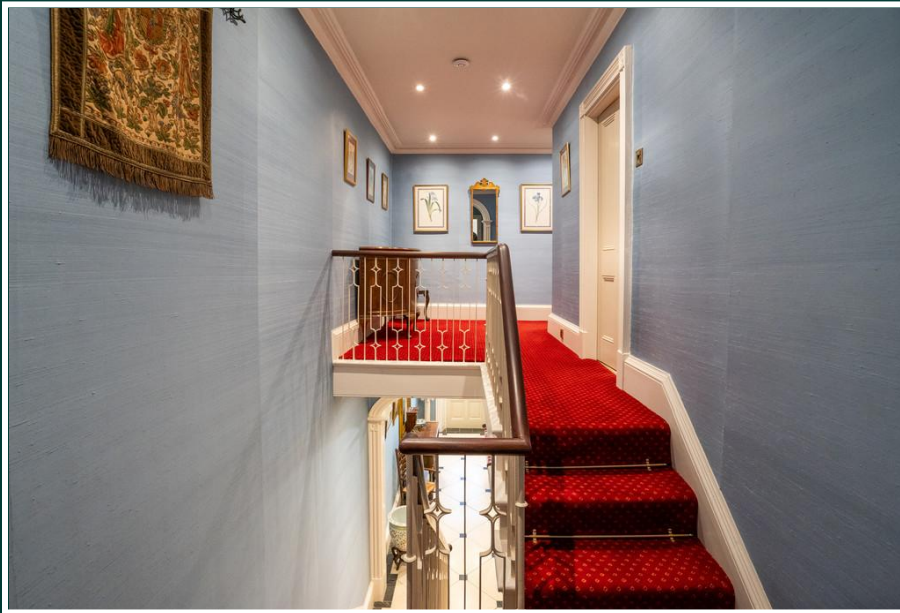




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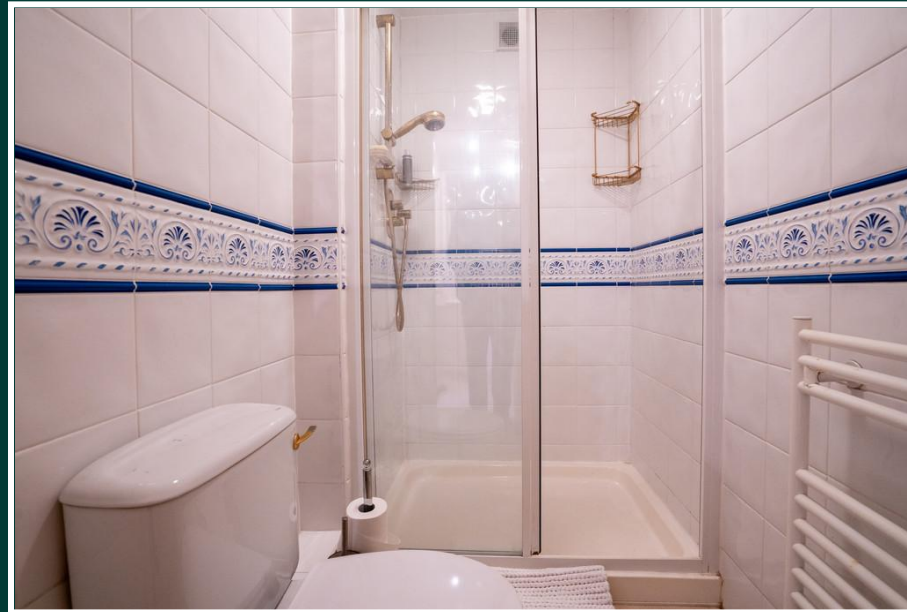






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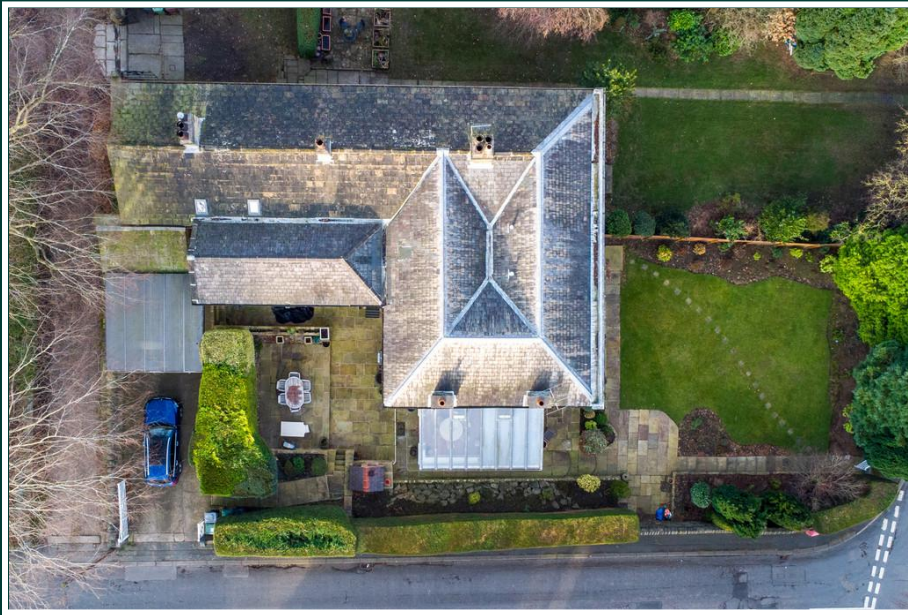






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