



cornerstone
ESTATE AGENTS

New Road
Huddersfield



New Road, Huddersfield

Offers In Region Of £189,950

THIS 3 BEDROOMED SEMI-DETACHED PROPERTY IS SITUATED IN THIS POPULAR RESIDENTIAL AREA OF KIRKHEATON, SET AMONGST SIMILAR STYLE PROPERTIES. THE PROPERTY WOULD MAKE AN IDEAL PURCHASE FOR THE FIRST TIME BUYER OR ALTERNATIVELY THOSE WITH A YOUNG AND GROWING FAMILY AND BOASTS 3 BEDROOMS. EXTERNALLY, THE DRIVEWAY TO THE FRONT PROVIDES OFF ROAD PARKING FOR ONE CARS THE GATES LEAD TO FURTHER DRIVEWAY AND DETACHED GARAGE, AND SET TO THE REAR IS A LARGE AND PRIVATE GARDEN, IDEAL FOR SITTING OUT AND ENTERTAINING.

ENTRANCE HALL The front door opens to the spacious entrance hallway with doors opening to the lounge, dining kitchen and storage cupboard. Stairs lead to the first floor.

SITTING ROOM 17' 4" x 12' 5" (5.28m x 3.78m) An excellent sized reception room with front aspect window and sliding patio doors leading to the garden providing a great amount of natural light. Having a living flame effect gas fire, the room offers plenty of space for furnishings.

KITCHEN 12' 9" x 10' 5" (3.89m x 3.18m) Good sized fitted kitchen, it comprises of wall and base units with one and a half bowl stainless steel sink. Integrated appliances include; electric oven with a gas hob, dishwasher, washing machine and a fridge. An external door provides access to the garden.



LANDING Doors opening to the three bedrooms and house bathroom

BEDROOM 14' 1" x 10' 5" (4.29m x 3.18m) An excellent sized double bedroom with plenty of space for furnishings. The rear facing window overlooks the garden.

BEDROOM 11' 2" x 8' 4" (3.4m x 2.54m) A large double bedroom offering space for furnishings, rear aspect window which overlooks the garden.

BEDROOM 10' 3" x 6' 7" (3.12m x 2.01m) A good sized single bedroom with front facing window.

LOFT ROOM 11' 0" x 7' 11" (3.35m x 2.41m) Converted loft room with Velux window.

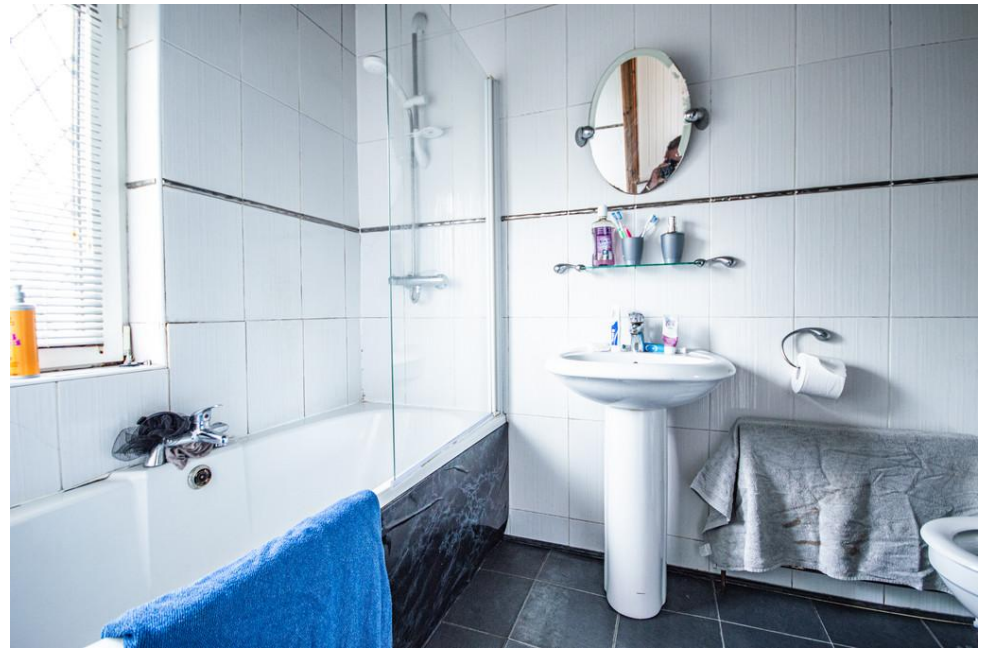
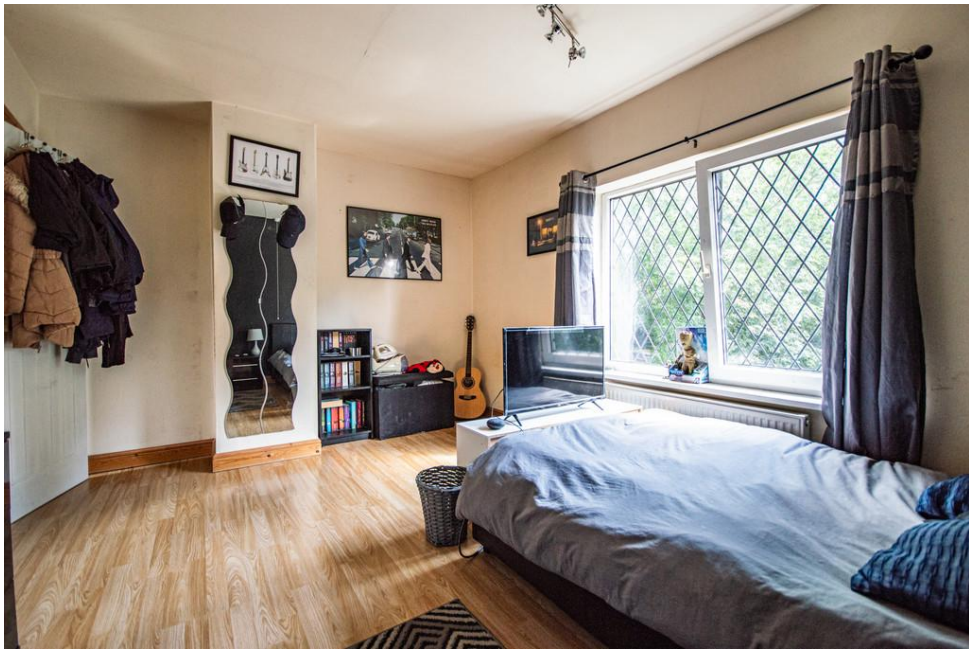
EXTERNAL To the front of the property is a driveway providing off road parking, and set to the rear is an excellent sized garden which of a lawned area with mature borders and patio seating area.

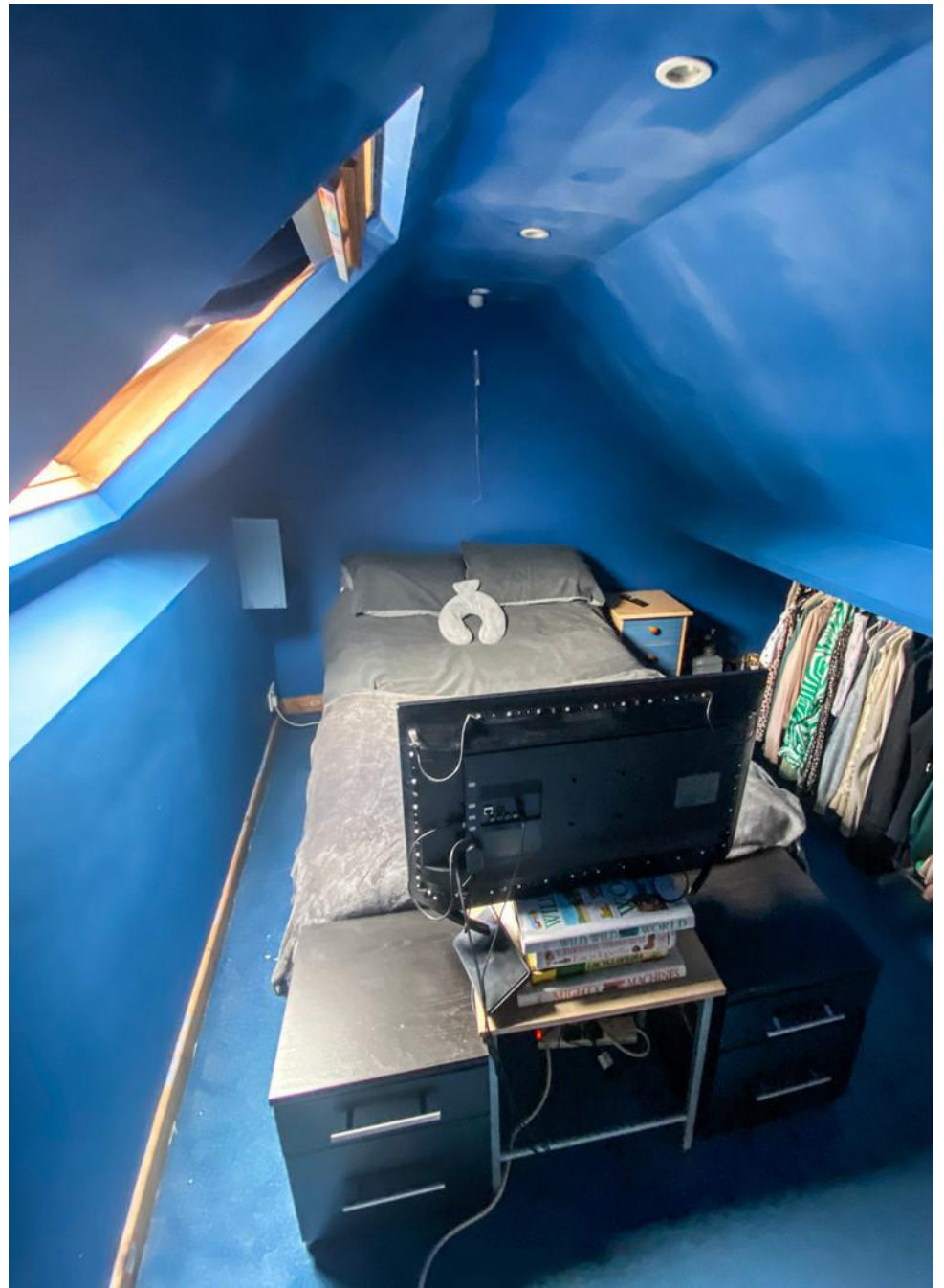
GARAGE 17' 11" x 9' 1" (5.46m x 2.77m)

AGENT NOTES

1. MONEY 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 CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



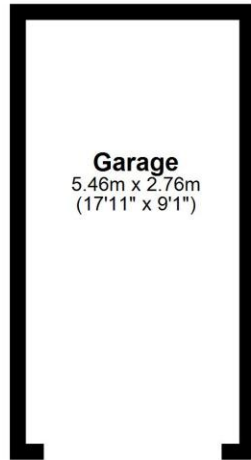






Ground Floor

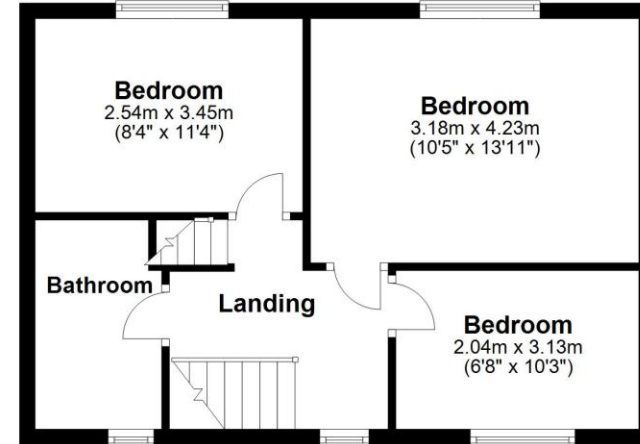
Approx. 55.8 sq. metres (601.0 sq. feet)



Garage
5.46m x 2.76m
(17'11" x 9'1")

First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



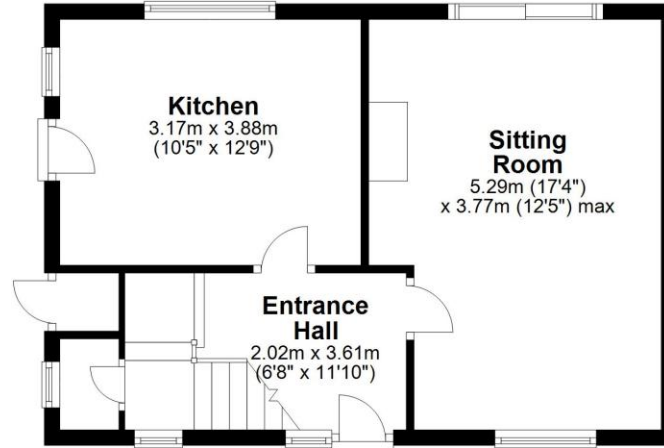
Bedroom
2.54m x 3.45m
(8'4" x 11'4")

Bedroom
3.18m x 4.23m
(10'5" x 13'11")

Bathroom

Landing

Bedroom
2.04m x 3.13m
(6'8" x 10'3")



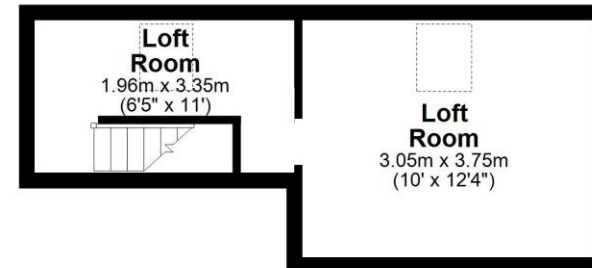
Kitchen
3.17m x 3.88m
(10'5" x 12'9")

Sitting Room
5.29m (17'4")
x 3.77m (12'5") max

Entrance Hall
2.02m x 3.61m
(6'8" x 11'10")

Second Floor

Approx. 18.2 sq. metres (195.8 sq. feet)



Loft Room
1.96m x 3.35m
(6'5" x 11')

Loft Room
3.05m x 3.75m
(10' x 12'4")

Total area: approx. 115.5 sq. metres (1242.9 sq. feet)

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