



Foxglove Road, Huddersfield, HD5

£415,000

None

Tenure: Freehold, **Bedrooms:** 6

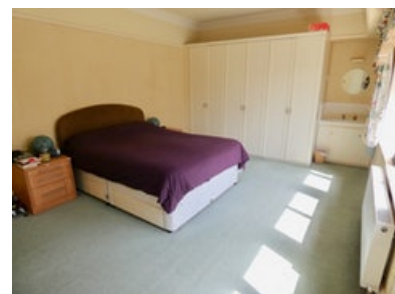
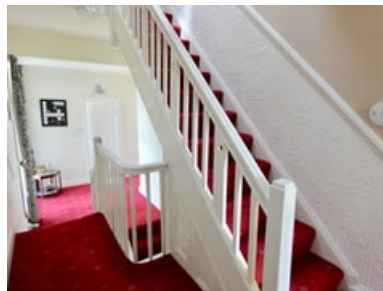
DONT MISS OUT Housesimple are pleased to present to the open market this truly remarkable and hugely impressive period home, situated in a sought-after cul-de-sac in this popular residential location. The property is well-located for local amenities, public transport links and access to

Key features:

- Substantial 6 bedroom period semi
- sought after road and location
- extensive family sized home
- 3 reception rooms
- breakfast kitchen
- cloaks/w.c
- 6 double bedrooms
- 3 bathrooms
- established private gardens
- full length driveway and large garage

Extra info:

- **Property Age:** 114 years
- **Council Tax:** Band D (£1761.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



DONT MISS OUT

Housesimple are pleased to present to the open market this truly remarkable and hugely impressive period home, situated in a sought-after cul-de-sac in this popular residential location. The property is well-located for local amenities, public transport links and access to Huddersfield town centre, the university and both the M1 and M62, therefore providing an ideal setting for any busy family.

The extensive accommodation is ideal for any growing family. A FULL INSPECTION IS ESSENTIAL to appreciate both the size of accommodation and standard of presentation provided. Tastefully blending a host of traditional features with more modern influences the property provides a spacious Breakfast Kitchen, 3 Reception Rooms, 2 Utility Rooms, 6 Double Bedrooms, Family Bathroom and 2 additional Shower Rooms. Externally, ESTABLISHED GARDENS EXTEND TO THE FRONT and REAR and ample parking is provided by a large DRIVEWAY and LARGE

GARDENS EXTEND TO THE FRONT and REAR and ample parking is provided by a large DRIVEWAY and LARGE DETACHED GARAGE.

A TRULY STUNNING HOME OF EXCEPTIONAL SIZE!

Entrance Porch

A timber and glazed side entrance porch includes a timber and glazed door opening directly to the inner hall.

Reception Hall

Opening with a timber and glazed entrance door with stained glass feature window and fitted with ceiling cornice, a double radiator and a picture rail, a spindled staircase rises to the first floor.

Living Room 20' 0" (measured into the bay window) x 13' 10" (6.1m (measured into the bay window) x 4.22m)

This spacious reception room has an open fire with marble hearth and matching surround, window seating, ceiling cornice, a picture rail, double radiator and a uPVC double glazed bay window. An open plan design leads directly through to the dining room.

Dining Room 12' 0" x 11' 11" (3.66m x 3.63m)

With ceiling cornice, a picture rail, double radiator and a uPVC double glazed window.

Breakfast Kitchen 12' 10" x 10' 11" (3.91m x 3.33m)

An extensive selection of stylish modern wall and base cupboard and drawer units with a granite work top incorporating sink with mixer taps above. Including an integrated double oven, four ring induction hob and extractor over, integrated microwave, fridge-freezer and dishwasher. The work surface extends to create a useful breakfast bar and the room includes spotlights recessed to the ceiling, a contemporary panelled radiator and a uPVC double glazed window.

Sitting Room 15' 10" (measured into the bay window) x 11' 6" (4.83m (measured into the bay window) x 3.51m)

A useful third reception room includes a gas living flame fire with tiled fireplace, ceiling cornice, a picture rail, double radiator and a uPVC double glazed square bay window.

Rear Lobby

Fitted with a tiled floor, a double radiator and a timber and glazed rear entrance door.

Cloakroom / WC

Low flush WC, hand wash basin, spotlights recessed to the ceiling, a tiled floor, single radiator and two uPVC double glazed windows.

Utility Room 1 10' 2" x 8' 0" (3.1m x 2.44m)

Fitted with base and wall units with a working area incorporating a stainless steel sink and drainer with mixer taps above. Fitted with a tiled floor and a uPVC double glazed window.

Utility Room 2 10' 5" x 7' 10" (3.18m x 2.39m)

A useful second utility which includes plumbing for an automatic washing machine, houses the central heating boiler and is fitted with a uPVC double glazed window and composite rear entrance door.

First Floor

First Floor Split Level Landing

Featuring lincrusta panelled walls to a dado rail, ceiling cornice, a picture rail and a large stained glass feature window. spindled staircase rises to the second floor.

Shower Room / WC 8' 10" x 6' 1" (2.69m x 1.85m)

Fitted with a traditional three piece suite comprising shower cubicle, low flush WC, pedestal wash basin, ceramic wall tiling, a tiled floor, single radiator and two uPVC double glazed windows.

Family Bathroom 10' 0" x 9' 0" (3.05m x 2.74m)

Fitted with a traditional four piece suite comprising panelled bath, low flush WC, pedestal wash basin and separate corner shower cubicle. Finished with ceramic wall tiling, spotlights recessed to the ceiling, a double radiator, chrome heated towel rail and a uPVC double glazed window.

Bedroom 1 18' 8" x 12' 3" (5.69m x 3.73m)

An exceptionally generous double bedroom positioned to the side of the property and including fitted wardrobes, a vanity sink unit, spotlights recessed to the ceiling, ceiling cornice, a picture rail, a double radiator and extensive uPVC double glazed window.

Bedroom 2 16' 0" x 13' 10" (4.88m x 4.22m)

A double bedroom positioned to the front of the property and including fitted wardrobes with matching drawers and dressing table, spotlights recessed to the ceiling, ceiling cornice, a picture rail, double radiator and a uPVC double glazed window.

Bedroom 3 12' 1" x 11' 11" (3.68m x 3.63m)

A double bedroom positioned to the front of the property and including ceiling cornice, a picture rail, double radiator and a uPVC double glazed window.

Bedroom 4 12' 10" x 10' 10" (3.91m x 3.3m)

A double bedroom positioned to the rear of the property and including fitted wardrobes with matching dressing table, a vanity sink unit, ceiling cornice, a picture rail, double radiator and a uPVC double glazed window.

Second Floor

Second Floor Landing

Including a velux double glazed window and providing access to the roof space.

Bedroom 5 15' 11" x 13' 11" (4.85m x 4.24m)

A double bedroom positioned to the front of the property and fitted with a double radiator and a uPVC double glazed window.

Bedroom 6 13' 1" (maximum) x 11' 0" (3.99m (maximum) x 3.35m)

A double bedroom positioned to the rear of the property and including fitted storage cupboards and access to the eaves, a double radiator and a uPVC double glazed window.

Shower Room 11' 10" (measured into a sloping roof) x 7' 0" (extending to 12ft) (3.61m (measured into a sloping roof) x 2.13m (extending to 12ft))

This useful third bathroom serving the second floor includes a stylish modern white three piece suite comprising shower cubicle, low flush WC and vanity sink unit, fitted with spotlights recessed to the ceiling, a chrome heated towel rail and a velux double glazed window.

Store Room / Attic 15' 2" x 8' 1" (4.62m x 2.46m)

Accessed from the second floor landing, this useful store room provides potential for further development and includes power, lighting and a skylight window.

Outside

The property is set back from the roadside with lawned gardens to the front containing stocked and established, shrubby borders. A driveway provides ample off-road parking and access to a generous detached stone garage with power and lighting. A beautiful, large garden extends to the rear and is predominately lawned including stocked shrubby borders and timber fencing.

Floor plan:

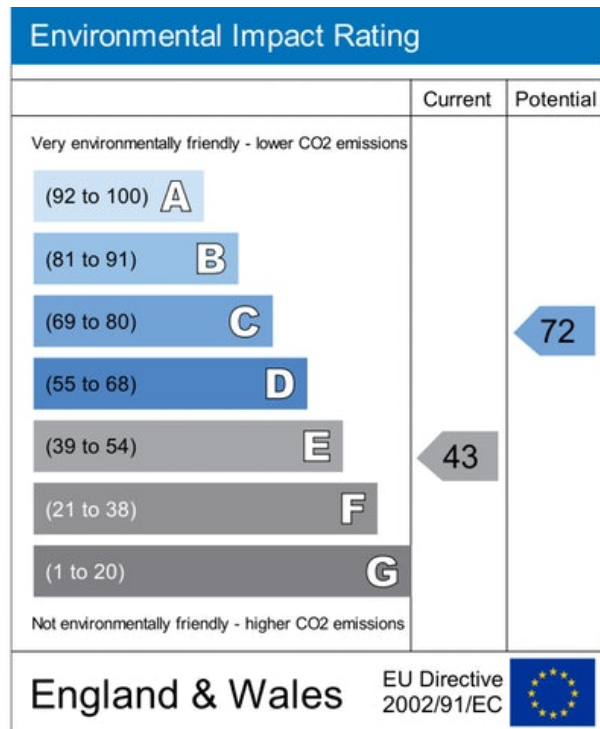
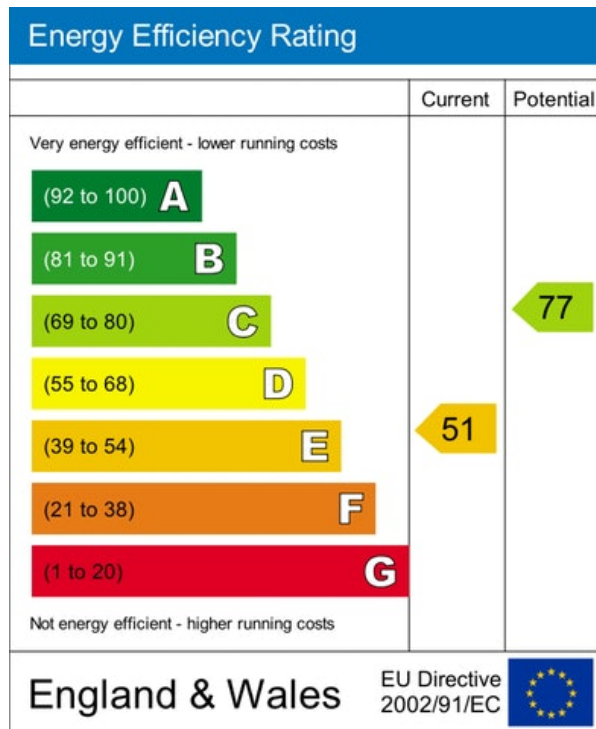


Total floor area 302.0 sq. m. (3,251 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

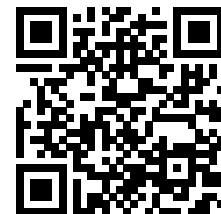
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