



**10 Wherwell Road,
Huddersfield
Guide Price
£185,000**

Enjoying the most delightful position off the main flow off traffic, Is this extended, deceptively spacious, three bedroomed plus converted attic space, town house with driveway and gardens. This is a popular village location and has charming views over looking the front aspect. This most attractive town house offers versatile family sized accommodation set over three floors, boasting updated gas central heating system, uPVC double glazing, briefly comprises of: entrance vestibule leads to a reception hallway, dining area leading to the modern fitted kitchen, storage cupboard, a well appointed 18 ft lounge with patio doors. To the first floor landing: there are three good sized bedrooms and a well appointed modern fitted house bathroom, staircase leads to the second floor: a large converted attic space with twin velux windows. Externally double driveway, to the rear a well kept garden with patio area which is south facing. Internal viewings are highly recommended to appreciate the flexible accommodation, handily placed for Huddersfield, Brighouse and the M62 motorway networks. Tel 01484 644555 to view today.

10 Wherwell Road, Huddersfield

ENTRANCE DOOR

Entrance Upvc door leading to:

HALLWAY

Inner hallway with staircase leading to the first floor landing, wall mounted gas central heated radiator and doors leading to:

DINING AREA 8'5 X 6'5 (2.57m X 1.96m)

A delightful dining area with a uPVC double glazed window to the front aspect, featuring useful storage cupboard, wall mounted gas central heated radiator, access to a storage cupboard:



BREAKFAST KITCHEN 16'7 X 7'8 (5.05m X 2.34m)

A recently fitted modern kitchen with uPVC windows to the front aspect. Featuring chrome effect fittings, consists of a range of matching base and wall units in Maple effect with contrasting roll edged working surfaces, tiled splashbacks, stainless steel sink unit with drainer and a mixer tap. Integrated gas over oven and a four ring gas hob, extractor hood over, space for a fridge freezer, plumbing for washing machine, finished with slate effect tiled flooring and a gas central heating radiator:

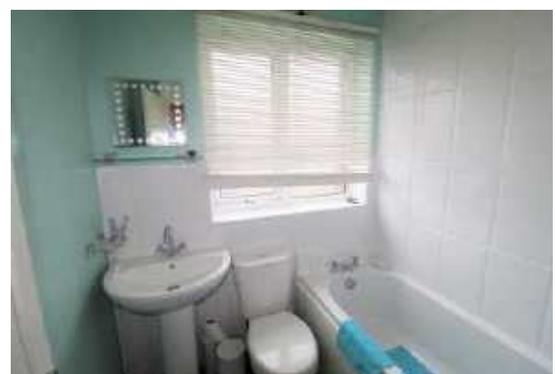


STORAGE

Useful under stairs storage:

LOUNGE WITH PATIO DOORS 18'5 X 11'2 (5.61m X 3.40m)

This is a well appointed 18ft lounge with uPVC window and sliding uPVC patio doors leading to the rear aspect, providing an abundance of natural light. Featuring a modern marble effect fire surround with inset gas fire, wall mounted gas central heated radiator:



TO THE FIRST FLOOR LANDING

Stairs leading to the second floor with access to all rooms, useful storage cupboard doors lead to:

BATHROOM 6'9 X 5'6 (2.06m X 1.68m)

A modern, partly tiled, fitted family bathroom with Upvc window to front aspect. Incorporating a three piece bathroom suite in white with chrome effect fittings. Comprises of a panelled bath with mains shower over, incorporating a hand wash pedestal and low level w/c. Finished with chrome heated towel rail and tiled effect flooring:

BEDROOM ONE 12'7 X 10'3 (3.84m X 3.12m)

This is a very well appointed double bedroom with uPVC double glazed windows to the front aspect, ceiling coving, wall mounted gas central heating radiator:



BEDROOM TWO 11'3 X 6'8 (3.43m X 2.03m)

This is a very well appointed double bedroom with uPVC double glazed windows to the rear aspect, wall mounted gas central heating radiator, useful understands storage:



BEDROOM THREE 14'1 X 7'1 (4.29m X 2.16m)

This third bedroom with uPVC double glazed windows to the rear aspect, built-in storage shelving and a wall mounted gas central heating radiator:





ACCESS TO SECOND FLOOR

Staircase provides access to the second floor :



LOFT SPACE 18' 6 X 10'4 (5.49m 0.15m X 3.15m)

This is a great addition to the property, used as an office, but has multitude of uses, boasting further under eaves storage to both sides, velux windows and ceiling lighting:



EXTERNALLY

The property benefits from paved driveway to the front aspect with off road parking for two vehicles. To the rear an enclosed mainly lawned garden with a flagged patio area, steps leading to the lawned garden. Fenced boundaries leading to a gated access from the rear and a side gate. Perfect for summer month bistro dining as south west facing garden and a sun trap:



FURTHER INFORMATION

This property is situated close to all the surrounding area, the market town of Brighouse is close at hand and offers a range of amenities and facilities including shops, supermarkets, rail/bus stations together with arterial road linkage for surrounding towns, cities and the M62 motorway network:

Local in this favourable and sought after residential area and within walking distance of the popular schools such as Woodhouse Primary school:

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GAS SAFETY CHECKS

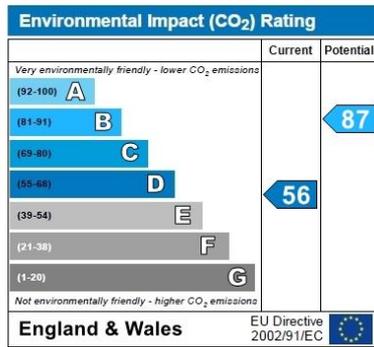
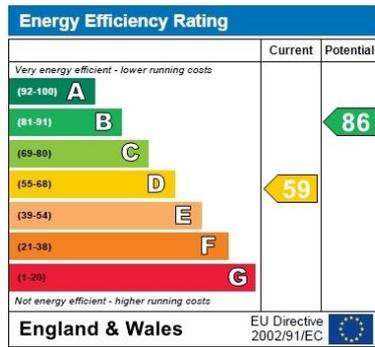
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VIEWING APPOINTMENT

Please contact our Milnsbridge Office to arrange a viewing appointment at your convenience on Telephone Number 01484-644555 or Office Mobile 07780446202 to arrange out of office viewings only Thank you.
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DIRECTIONS

From leaving our head office on Market Street, Milnsbridge head north on Market Street towards Armitage Road, then turn right onto Lower Gate and take another right turn onto Longwood Road. At the roundabout, take the third exit onto Church Street, turn left onto Heaton Road and at the second roundabout continue straight onto Park Drive. Turn left onto Park Avenue and then turn right onto Trinity Street. Turn left onto Castlegate and then take a slight left onto A641. At the roundabout, take the second exit onto Bradford Road, at Bradley Bar Roundabout, take the second exit and stay on Bradford Road, turn right onto Daisy Road, take a left onto Stratton Road. Turn right onto Wherwell Road where the property should be visible via our distinctive purple and green 'FOR SALE' board.

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BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER



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