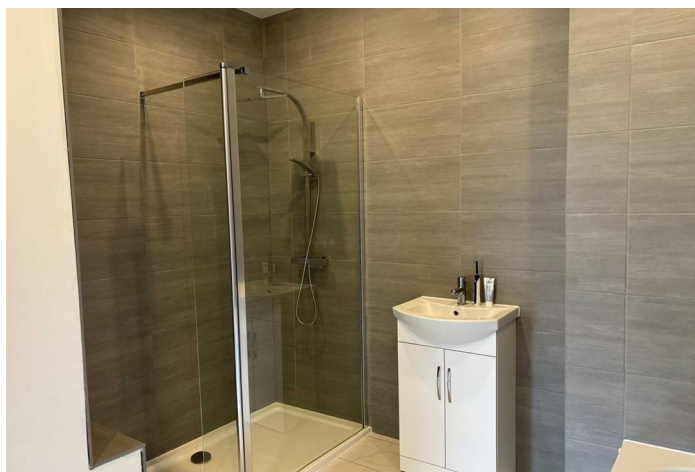


LEASEHOLD



House - End Terrace (EPC Rating: E)

1 GRAND CROSS ROAD, HUDDERSFIELD,
HD5 9HF

£125,000



2 Bedroom House - End Terrace located in Huddersfield

An interesting end terrace house with three storey accommodation, including the lower ground floor basement that has access to the rear and on to the side lower level garden area. The property is constructed with stone faced walls, bitumen painted to gable, and it has a slated pitched roof. The large 4 piece house bathroom is a feature of this house. The kitchen has been renewed in recent years but some additional repair/upgrading work is necessary.

1 GRAND CROSS ROAD, DALTON, HD5 9HF

An interesting end terrace house with three storey accommodation, including the lower ground floor basement that has access to the rear and on to the side lower level garden area. The property is constructed with stone faced walls, bitumen painted to gable, and it has a slated pitched roof. The large 4 piece house bathroom is a feature of this house. The kitchen has been renewed in recent years but some additional repair/upgrading work is necessary. The basement runs underneath the whole of the upper ground floor, and this offers potential for improvement/conversion. The property has gas fired central heating and upvc sealed unit double glazing. It is conveniently located in the established area of Dalton, accessible for local amenities including shops, schools and bus services. The property is approximately 1 mile from Huddersfield town centre. The accommodation comprises:-

GROUND FLOOR

ENTRANCE PORCH

Upvc glazed construction with quarry tiled floor, and access into

ENTRANCE LOBBY

Radiator and access into

BREAKFAST KITCHEN

7'3" x 13'6"

Single drainer sink unit with chrome mixer tap, modern fitted cupboards, drawers, wall units, breakfast bar, 4 ring electric hob, built in stainless steel oven, stainless steel overhead fan, laminate style floor covering, window to front, access door to rear, part tiled walls

SITTING ROOM

13'3" x 16'10"

Radiator, fitted wall electric fire, window to front, access down to basement/lower ground floor and up to first floor to the rear of the room

BASEMENT/LOWER GROUND FLOOR

LARGE KEEPING CELLAR

13'6" x 17'10"

Stone flagged floor, chimney breast plus

FORMER COAL STORE

to front

OLD BATHROOM

7'3" x 7'3"

Not functional but including coloured suite, paneled bath, pedestal washbasin, low flush wc, ceramic tiled floor, window to side and fully tiled walls

Old small wash cellar

7'3 x 5'6

Window and access door to rear

FIRST FLOOR

LANDING

Radiator, window to side

FEATURE LARGE HOUSE BATHROOM

10' x 9'8

Modern white 4 piece suite with low flush wc, paneled bath, vanity unit, large walk in shower compartment, chrome shower fitting and tray, glazed screen door, ceiling spotlighting, drying area, part folding door and fitted shelf to shower, fully tiled walls, ceramic tiled floor

BEDROOM 1

13'4" x 10

Including chimney breast, radiator, window to front

BEDROOM 2

7'3" x 13'

Including chimney breast, radiator, windows to front and rear

OUTSIDE

Flagged forecourt to front with stone walling, gate, stone pillars, conifer and privet hedging plus trellis fencing. Enclosed garden to rear with steps and hand rail, mainly paved garden with timber fencing, right of way. Offering potential.

TENURE

Long leasehold for unexpired term of 999 year lease at a nominal ground rent of £1 per annum.

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

A. Information obtained from Directgov website.

ENERGY BAND

E. Present EPC has expired and will be renewed for the prospective purchaser.



DIRECTIONS

From Huddersfield proceed along the A642 Wakefield Road from the Sainsburys roundabout and along the dual carriageway. Go through three sets of traffic lights, keeping to the Wakefield Road, proceed past the Tesco mini market and petrol filling station on the left before turning left into Grosvenor Road opposite Ravensknowle Park. Turn immediate left into Grand Cross Road and the property will be seen towards the end of Grand Cross Road, just after the turnings for Kelvin Avenue and Dyson Street on the right.

SOLICITORS

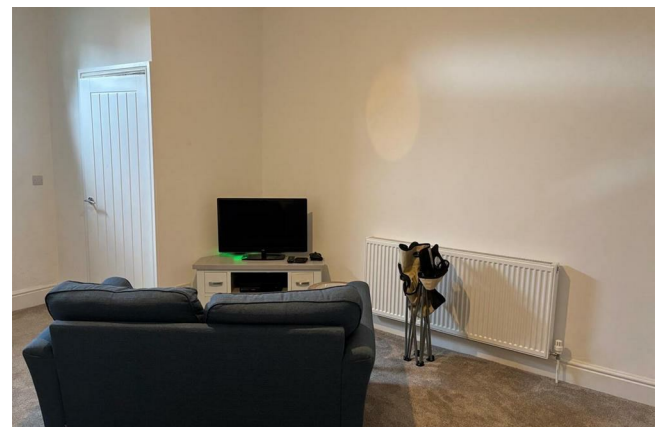
Bailey Smailes, 6 New North Parade, Huddersfield, HD1 5JP. Tel 01484 435543.

EXTRAS

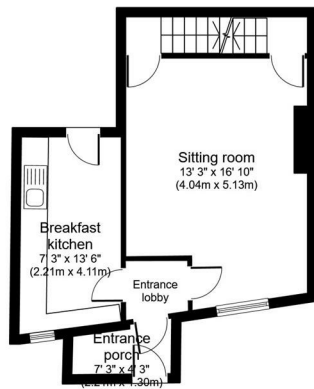
Carpets included as seen.

NB

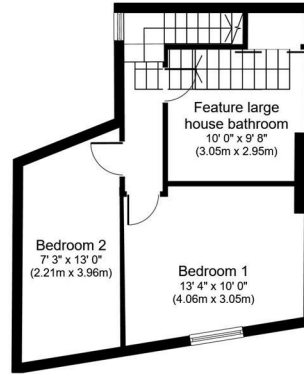
Measurements given relate to width by depth taken from the front of the building for plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given



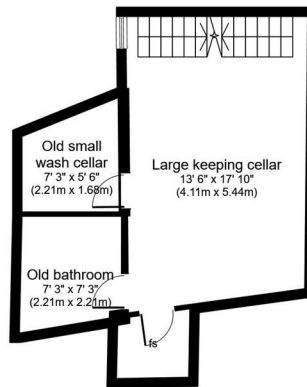
1 Grand Cross Road, Dalton, HD5 9HF



GROUND FLOOR



FIRST FLOOR



BASEMENT/LOWER



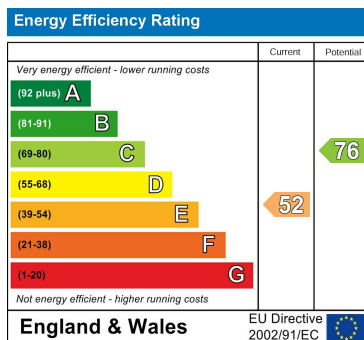
call into our office at 64 Lidget Street, Lindley, HD3 3JR

01484 536 799

Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

