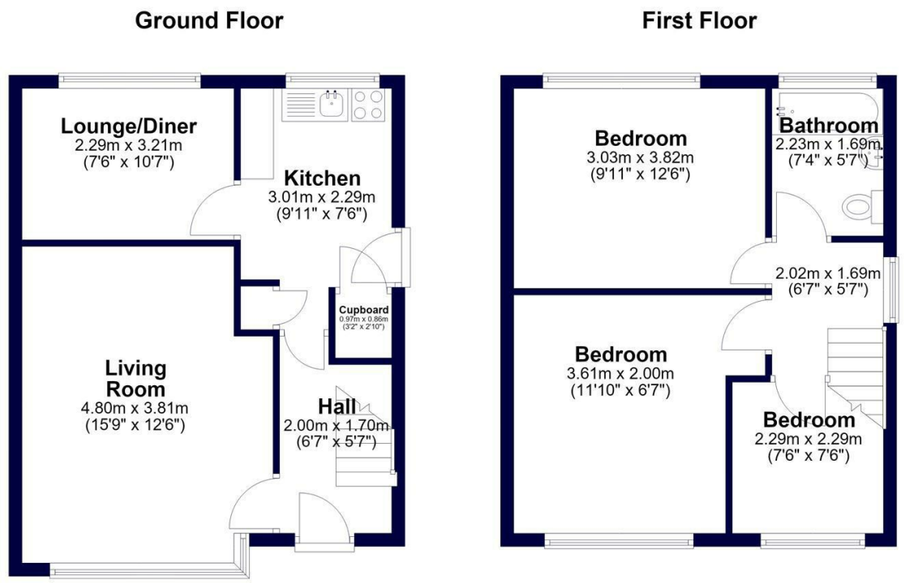
BOULTONS

Terrain Map

Hybrid Map

Terrain Map

Floor Plan



Total area: approx. 77.0 sq. metres (828.7 sq. feet)

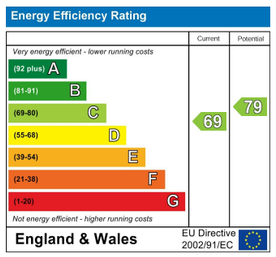
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

67 Warrenside

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Warrenside

Deighton, Huddersfield, HD2 1LG

Offers Around £150,000

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Tucked away on a cul-de-sac is this semi-detached house which presents a wonderful opportunity for families and individuals alike. This property has been very well cared for and is now ready for a new lease of life, making it an ideal canvas for those wishing to add their personal touch.

The home boasts three bedrooms, providing ample space for family living or guest accommodation. The two reception rooms offer versatile areas for relaxation and entertainment, perfect for hosting gatherings or enjoying quiet evenings in. The property also features a well-maintained house bathroom, ensuring comfort and convenience for all residents.

Outside, you will find a driveway that accommodates off-road parking, along with delightful gardens that invite outdoor enjoyment. Additionally, a garage provides extra storage or potential for a workshop, catering to various needs.

Situated in a popular location, this property is offered with no onward chain, allowing for a smoother transition for prospective buyers. The popular cul-de-sac setting is near to both road and rail infrastructure making it appealing to professional commuters.

This much-loved family home is ready for new owners to make their mark, so don't miss the chance to view this delightful property and envision the possibilities it holds.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
9'6" x 5'6"

Accessed via a uPVC double glazed front door and having a staircase rising to the first floor, internal doors leading through to the lounge and kitchen and a central heating radiator.

LOUNGE
15'8" max x 12'2" max

Enjoying good levels of natural light via the uPVC double glazed window positioned to the front elevation forming a bay window. There is a parquet style floor covering, central heating radiator, decorative coving and the central point for the room is a traditional gas fire within a stone surround.

DINING ROOM
10'2" x 7'3!

With a central heating radiator and a uPVC double glazed window overlooking the rear garden.

KITCHEN
9'9" x 7'5"

Fitted with a range of wall and base units, working surfaces, stainless steel inset sink unit. Plumbing for a washing machine, provision for an electric cooker and useful pantry cupboard storage along with a former cylinder, uPVC double glazed window to the rear elevation and a uPVC double glazed side door allowing access tot he exterior of the property and driveway.

FIRST FLOOR

BEDROOM 1
11'8" x 8'7" to the wardrobe doors

Positioned at the front of the property with a uPVC double glazed window and a central heating radiator. There is a range of fitted bedroom furniture providing head height cupboard storage, a variety of hanging robes and a centrally positioned dresser unit.

BEDROOM 2
10'8" to the wardrobe x 9'8"

Positioned at the rear and having a uPVC double glazed window overlooking the rear garden, central heating radiator and a range of fitted bedroom furniture comprising double unit with cupboard storage above.

BEDROOM 3
7'4" x 7'3" max

With parquet flooring, bulkhead wardrobe/storage space and a uPVC double glazed window positioned to the front elevation.

BATHROOM
6'7" x 5'4"

The white bathroom suite comprises a low level wc, pedestal hand wash basin and panel bath with shower over. Part tiled splashbacks and a uPVC double glazed window with privacy glass inset. Central heating radiator.

LANDING

A loft hatch allows access to a roof void (not inspected at the time of the appraisal) and natural light is provided via the uPVC double glazed window positioned to the gable end.

OUTSIDE

There is a low maintenance patio style garden to the front of the property with established planted flower beds which are well stocked and provide a good degree of privacy. To the side is a driveway which leads to a concrete sectional single detached garage. There is a well tended, predominantly lawned garden to the rear with flower beds, evergreens and established boundaries.

TENURE

Long leasehold from 1965 for 999 years.

COUNCIL TAX. BAND B.