



## 9 Springdale Avenue, Huddersfield, West Yorkshire, HD1 3NJ

Offers In The Region Of £279,995

A Superb Period Property Nestled in a Popular Location

This impressive period property spans four floors and offers substantial living space, perfect for family life. The ground floor features two spacious reception rooms and a well-proportioned kitchen, all boasting high ceilings, deep skirting boards, and a wealth of original character.

### A Superb Period Property Nestled in a Popular Location

This impressive period property spans four floors and offers substantial living space, perfect for family life. The ground floor features two spacious reception rooms and a well-proportioned kitchen, all boasting high ceilings, deep skirting boards, and a wealth of original character.

The first floor comprises two generous double bedrooms, a house bathroom, and an additional separate cloakroom for convenience. Upstairs, the attic level offers two further double bedrooms, a shower room, and a large landing area-ideal for use as a utility space or home office.

The lower ground floor presents exciting potential for conversion into a self-contained flat or annex, offering flexibility for extended family or rental income (subject to necessary consents).

Externally, the property benefits from off-road parking to the rear and a low-maintenance garden. Offered with no upper chain, this is a rare opportunity to acquire a charming and versatile period home in a sought-after location.

#### Ground Floor

A wide front door opens into a spacious hallway, offering a warm and impressive welcome to this substantial family home. The first reception room boasts beautiful high ceilings and deep skirting boards, adding a touch of period charm.

To the rear of the property, you'll find a magnificent open-plan dining kitchen, fully equipped with an integrated double oven, five-ring gas hob, and integrated dishwasher. There's ample space for an American-style fridge freezer, and a breakfast bar provides a convenient option for everyday dining. The adjoining dining area is ideal for entertaining, with a large window that frames views of the rear garden.

#### First Floor

This floor hosts two generously sized double bedrooms, both featuring high ceilings and deep skirting boards that continue the character and charm found throughout the home. Serving this level is a modern house bathroom, complemented by a separate WC for added convenience.

The second floor features two spacious attic-style double bedrooms, each full of character with charming sloping ceilings and neutral décor. Both rooms are generously sized, making them versatile for various uses. A modern shower room serves this floor, while the large landing area offers the perfect space for a utility area or home office.

#### CELLAR

A substantial and versatile space with high ceilings, currently used as a large utility area and playroom. This area offers excellent potential for conversion-ideal as a self-contained annex, home office, or treatment room. Additional built-in storage cupboards provide practical solutions for everyday storage needs.

#### Outside

To the front, the property features a low-maintenance garden, offering neat kerb appeal. To the rear, large gates open to reveal a spacious paved garden, which provides off-road parking as well as a dedicated seating area-perfect for outdoor dining or relaxing.

#### ADDITIONAL INFORMATION

Council Tax: A

EPC: TBC

Tenure: Freehold

Parking: Off Road Parking

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

C

EPC Rating:

D

