



cornerstone
ESTATE AGENTS

Wakefield Road
Huddersfield



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Huddersfield

£315,000

EXCEPTIONAL AND EXPANSIVE VICTORIAN RESIDENCE THAT BENEFITS FROM WATER SOLAR PANELS AND PV ELECTRIC PANELS THAT BOASTS A 9KW BATTERY STORAGE. OFFERING FIVE BEDROOMS, FIVE BATHROOMS, TWO RECEPTION ROOMS, A WELL-APPOINTED KITCHEN, UTILITY, AND CLOAKROOM. THE PROPERTY INCLUDES A FOUR-ROOM CELLAR WITH A GAMES ROOM, AN ENCLOSED REAR GARDEN, AND CONVENIENT GARAGE PARKING. A HOME THAT IS TRULY A MUST-SEE, ALLOWING YOU TO FULLY GRASP THE SIZE AND UNIQUE FEATURES OF THIS REMARKABLE PROPERTY.

As you enter from the front courtyard, you'll find yourself in a striking high-ceilinged Victorian hallway, adorned with original features that are tastefully showcased throughout the space. The lower level provides entry to an expansive lounge featuring an electric fire and a marble surround. Progressing down the hallway leads to an equally spacious dining and seating area. At one end, you'll find a purpose-built media wall and office space, seamlessly connecting to the dining table and providing access to the well-equipped kitchen. The kitchen boasts black granite tops, solid Beech units, and a central island unit for both seating and prep space. It includes integrated appliances such as induction hob, extraction fan, oven, microwave, dishwasher, fridge and freezer. Additionally, a ground floor bathroom with a walk-in shower enhances the convenience. Access from the hallway leads to a multi-room cellar with four separate rooms, currently utilised as game rooms



and storage but with the potential for conversion into additional living space.

Ascending to the first floor unveils three double bedrooms and three bathrooms, with the master featuring an en-suite. The main bathroom on this level boasts a luxurious Jacuzzi-style bath and a rejuvenating steam shower. The journey continues to the top floor, where two more double bedrooms, along with a bathroom and shower, await. This property is genuinely a must-see, offering a home that perfectly showcases its size and versatile living options, catering to a variety of potential buyers. Furthermore, an enclosed rear courtyard garden provides access to the garage located beneath the property.

Facing the front, you'll be treated to splendid views overlooking Ravensknowle Park, accompanied by a pebbled area adorned with plants, creating a delightful setting for the extended summer days. At the rear, a balcony featuring astro turf adds to the charm. Additionally, there is convenient access to a garage situated beneath the house, accessible through gates and measuring 17'8 x 7'6.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band C

EPC: C

What3Words: dunes.riches.chair

Parking: Driveway and garage

UTILITIES

Gas: None

Electric: Mains

Water & Drainage: Mains

Heating: Air Source Heat Pump

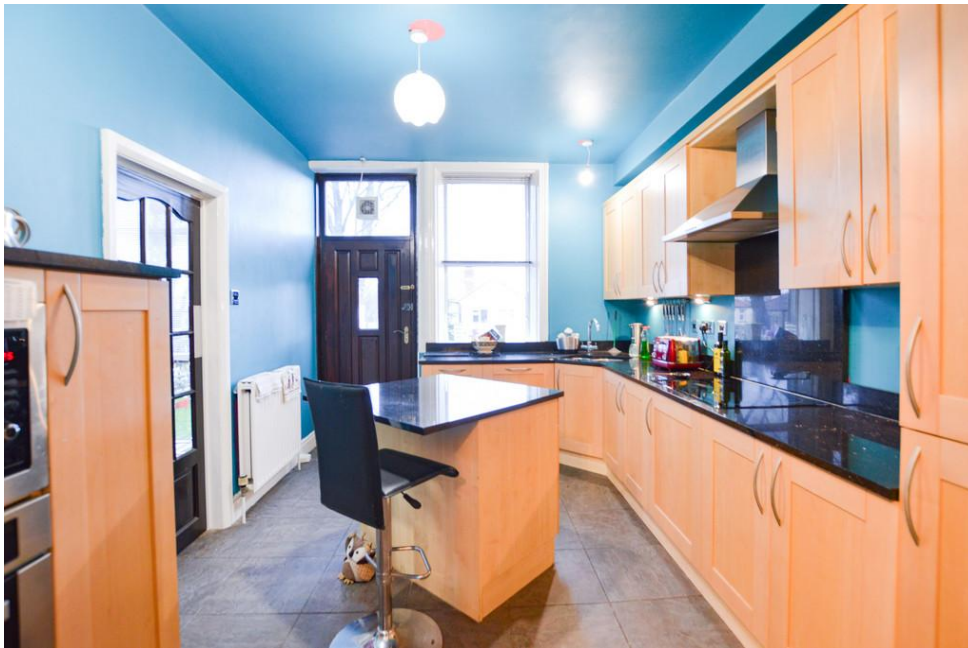
Other: Water Solar Panels and PV Electric Panels with 9kw battery storage

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 5G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

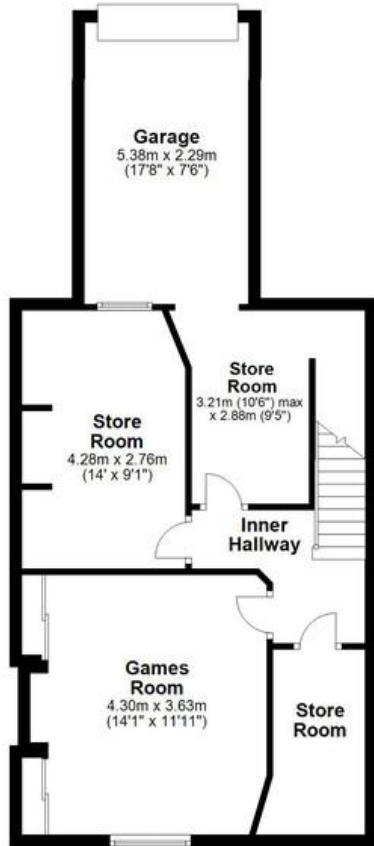




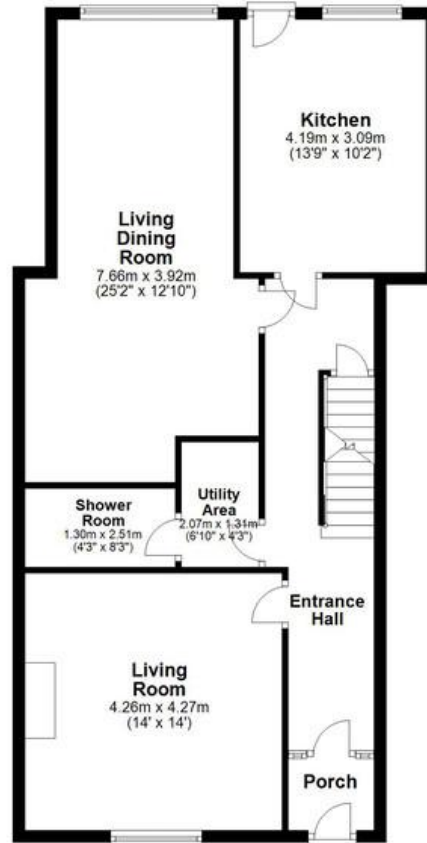




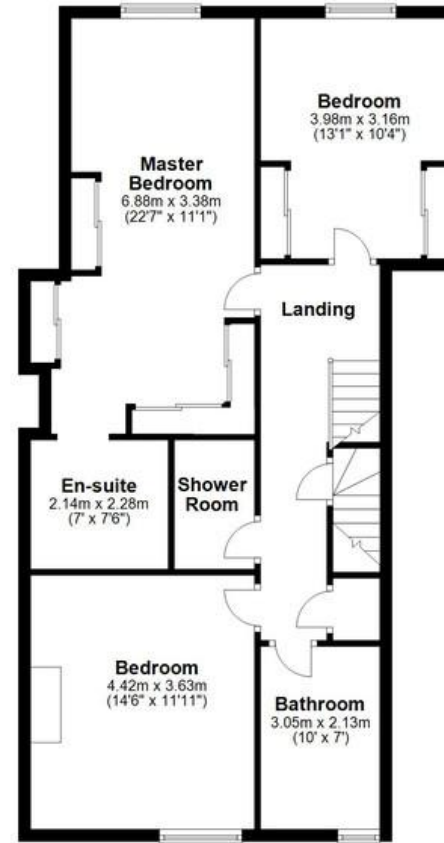
Lower Ground Floor
Approx. 62.2 sq. metres (669.7 sq. feet)



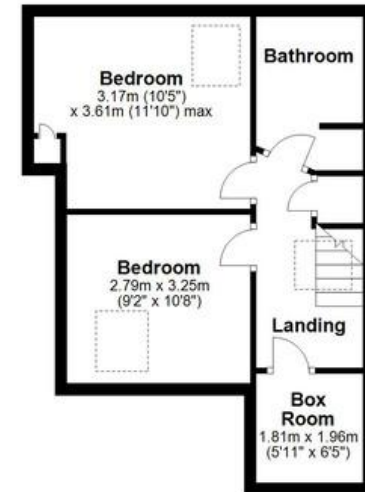
Ground Floor
Approx. 78.2 sq. metres (841.8 sq. feet)



First Floor
Approx. 80.0 sq. metres (861.4 sq. feet)



Second Floor
Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 255.4 sq. metres (2749.3 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		