



cornerstone  
ESTATE AGENTS

Botham Hall Road  
Huddersfield



## Botham Hall Road Huddersfield

Offers In Region Of £220,000

CORNERSTONE IS DELIGHTED TO SHOWCASE THIS WELL MAINTAINED AND SPACIOUS 3-BEDROOM SEMI-DETACHED HOUSE. THE PROPERTY BOASTS NUMEROUS FEATURES, INCLUDING AMPLE PARKING FOR MULTIPLE CARS, A DETACHED GARAGE, A GENEROUSLY SIZED OPEN-PLAN DINING KITCHEN, A LIVING ROOM ADORNED WITH A CHARMING CURVED BAY WINDOW, TWO DOUBLE BEDROOMS, AND A COZY THIRD SINGLE BEDROOM.

Upon stepping through the front double-glazed UPVC door, you enter the welcoming entrance hallway. This space features a centrally heated radiator, a staircase leading to the first-floor landing, and provides access to the living room.

This residence is briefly comprised of an entrance hall, leading to a spacious living room with a distinctive curved bay window, laminate flooring, and a fireplace featuring an electric fire. The fireplaces in the property are adaptable to accommodate wood-burning stoves if desired. A doorway then guides you into the expansive, well-appointed dining kitchen, equipped with integrated appliances such as a dishwasher, fridge, and freezer. Additionally, it boasts a fitted eye-level oven, a four-ring gas hob, and plumbing for a washing machine. This versatile space is ideal for cooking, dining, and entertaining, complemented by a door leading to a sizable under-stairs cupboard.



Ascending to the upper level, you'll find two generously sized double bedrooms and a charming third single bedroom with a convenient storage cupboard. Both double bedrooms feature well-maintained fitted double wardrobes. The bathroom is in excellent condition, showcasing a three-piece suite, including a striking freestanding bath.

Outside, the front presents a gravel parking area for two cars, followed by a lengthy driveway leading to the detached garage. The well-maintained rear garden includes a spacious timber decked area, perfect for outdoor enjoyment.

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band B

EPC: D

What3Words: bounty.poetic.vows

Parking: On Drive

#### **UTILITIES**

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/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.





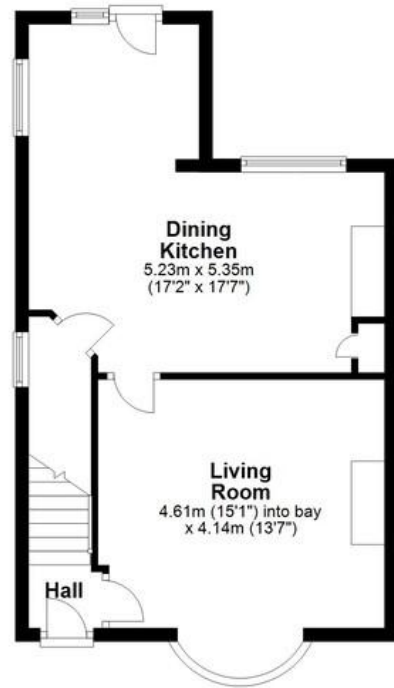






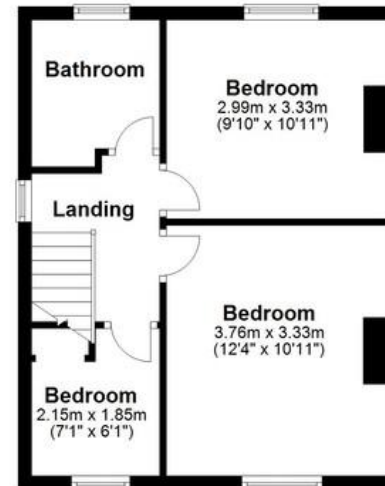
### Ground Floor

Approx. 58.3 sq. metres (627.2 sq. feet)



### First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 94.9 sq. metres (1021.6 sq. feet)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		