



Miramar, Huddersfield, HD2 1NA
£350,000

E&H Holmes
ESTATE AGENTS

A well presented, four bedroom, executive detached property tucked away on a cul-de-sac location on this ever popular residential development with use of the exclusive residents leisure facilities. Situated in the popular suburb of Bradley, Huddersfield this home has well proportioned living accommodation, including a spacious conservatory and will make a fantastic home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen, conservatory, utility and cloakroom to the ground floor. On the first floor is the master bedroom with en-suite, three further bedrooms and the house bathroom. To the rear of the property is a tiered garden with decking, patio and lawn areas and there is an open lawn garden to the front. There is driveway parking for two cars leading to the single garage.

The onsite resident only leisure complex offers residents use of a function suite with licenced bar, 3G 5-a-side football pitch, gym, swimming pool, tennis and squash courts. This is subject to a monthly service charge.



Entrance Porch

Radiator. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator. UPVC double glazed window to front elevation.

Lounge 12'8" x 15'7" (3.864 x 4.765)

Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 10'3" x 24'6" (3.130 x 7.484)

Fitted kitchen with wall and base units. Stainless steel, undercounter one and a half bowl sink. Eye level electric oven. Induction hob. Extractor fan. Integrated dishwasher. Integrated microwave. Integrated fridge / freezer. Understairs cupboard. Designer radiator. Bi-fold doors leading to conservatory. UPVC double glazed window to rear elevation.

Utility Room 8'5" x 7'8" (2.586 x 2.355)

Wall and base units. Stainless steel sink. Plumbing for washing machine.

Conservatory 15'0" x 9'2" (4.594 x 2.807)

UPVC constructed conservatory. Radiator.

Landing

Stairs leading from lounge. Radiator. Loft access. UPVC double glazed window to side elevation.

Bedroom One 10'10" x 9'4" (3.304 x 2.851)

Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. UPVC double glazed window to rear elevation.

Bedroom Two 10'6" x 8'11" (3.209 x 2.733)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 9'4" x 8'4" (2.867 x 2.554)

Radiator. UPVC double glazed window to front elevation.

Bedroom Four 7'6" x 9'9" (2.287 x 2.988)

Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Chrome towel radiator. UPVC double glazed window to front elevation.

Garage

Single garage with up and over doors. Power. Light.

Parking

Driveway parking for two cars.

Front Garden

Lawn garden with mature shrub planting.

Rear Garden

Enclosed tiered garden with patio, lawn and decking. Wooden playhouse.

Leisure Complex

The onsite resident only leisure complex offers residents use of a function suite with licenced bar, 3G 5-a-side football pitch, gym, swimming pool, tennis and squash courts. This is subject to a monthly service charge of £50 per calendar month.

Council Tax Band

D

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
anyway.shell.score

Disclaimer

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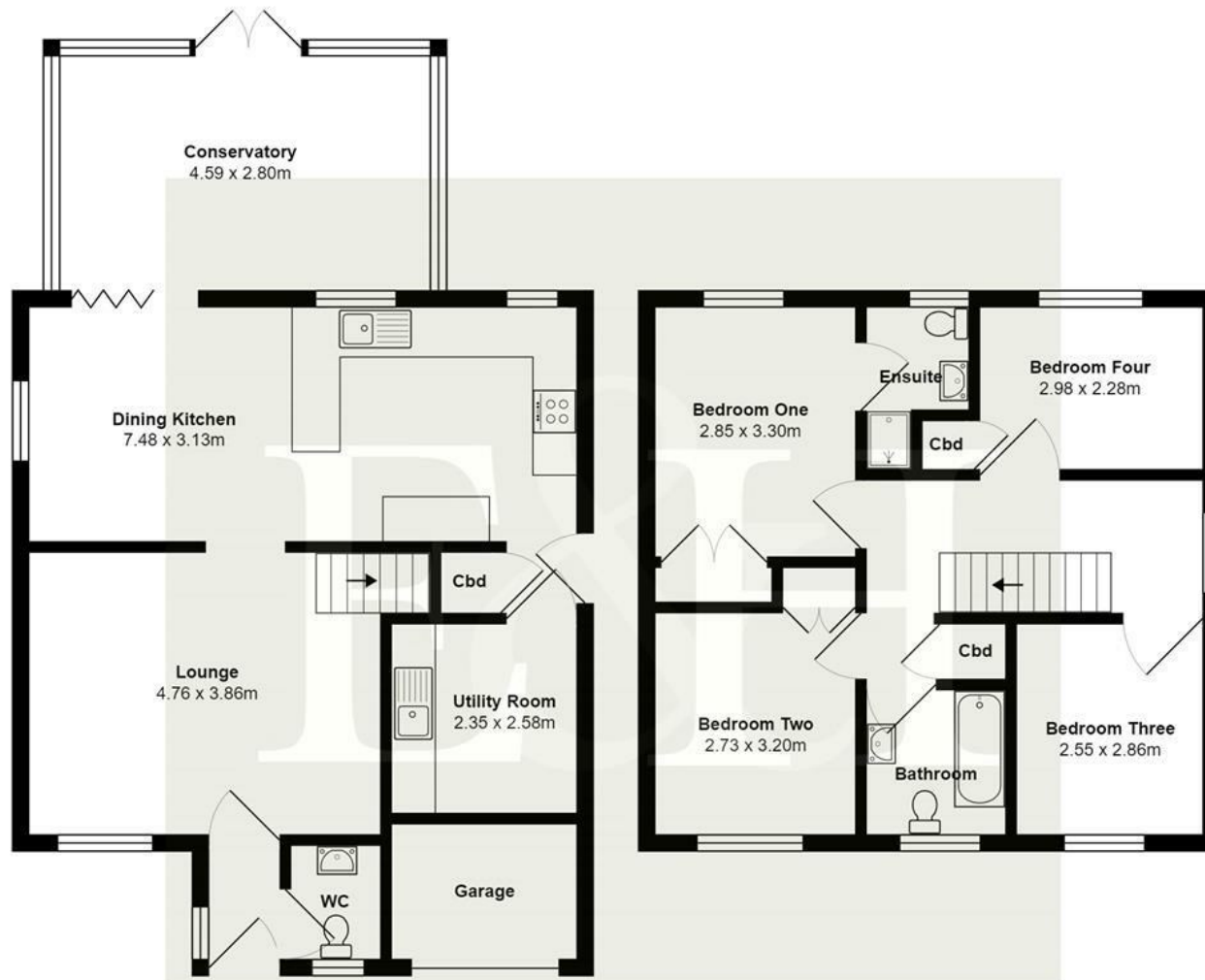
give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	







All measurements are approximate and for display purposes only