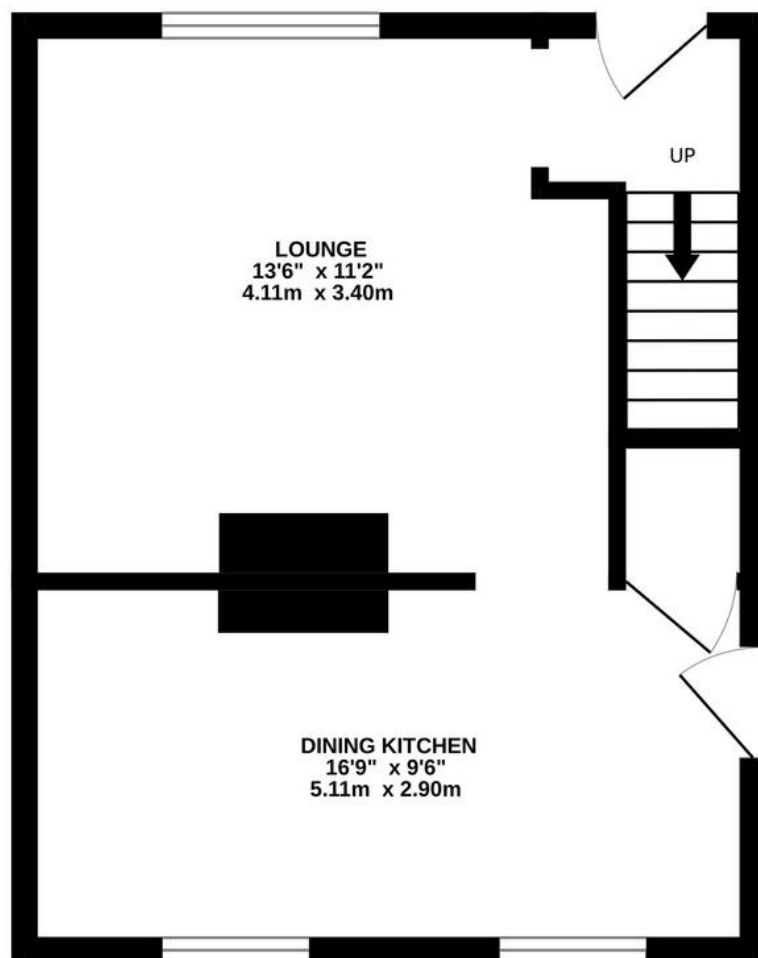




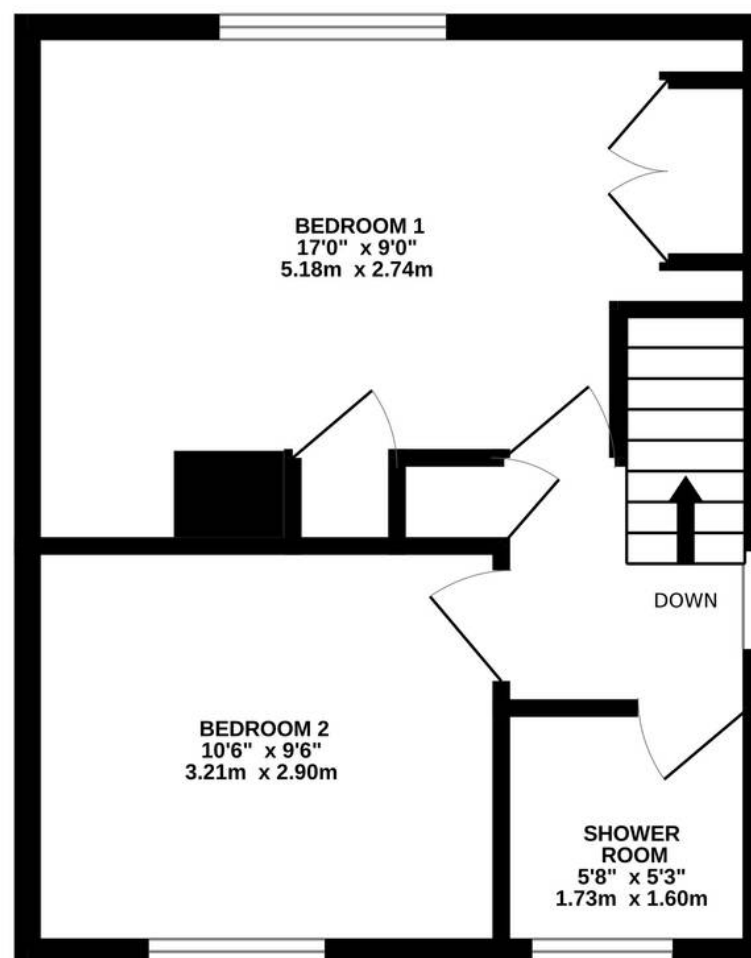
**27 Dawson Road, Huddersfield**  
Huddersfield

Offers in Region of **£150,000**

GROUND FLOOR



1ST FLOOR



DAWSON ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 27 Dawson Road

Huddersfield, Huddersfield

Attractive semi-detached house on a quiet cul de sac with lovely views over Huddersfield. Ideal for first-time buyers, with gas central heating, double glazing, and a spacious rear garden. Features lounge, dining kitchen, 2 bedrooms, and a shower room, plus parking and two garden stores.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Pleasant cul de sac position
- Lovely rear garden
- Glorious far reaching views
- Ideal first time home



### Ground Floor

A pvcu and sealed unit double glazed door opens into an entrance lobby, this has a ceiling light point, tiled floor, central heating radiator and staircase rising to the first floor. To one side a doorway provides access to the living room.

### Living Room

11' 2" x 13' 6" (3.40m x 4.11m)

With a pvcu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and a chimney breast with a fire surround and electric stove. From the living room a doorway gives access to the dining kitchen.

### Dining Kitchen

16' 9" x 9' 6" (5.11m x 2.90m)

This has a range of ivory base and wall cupboards, drawers, overlying worktops with tiled splash backs, wall mounted Worcester gas fired central heating boiler and central heating radiator, laminate flooring, two ceiling light points, useful storage cupboard beneath the stairs and having two pvcu double glazed windows which provide the room with plenty of natural light and look out over a lovely rear garden with open aspect and far reaching views beyond.

### First Floor Landing

With pvcu double glazed window, ceiling light point, loft access and storage cupboard. From the landing access can be gained to the following..-

### Bedroom One

17' 0" x 9' 0" (5.18m x 2.74m)

A double room which has a pvcu double glazed window with views directly onto Victoria Tower, there is a ceiling light point, central heating radiator, storage cupboard with fitted shelving and wardrobe.

### Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m)

A double room with ceiling light point, central heating radiator, a pvcu double glazed window looking out over the rear garden with lovely open aspect with far reaching views stretching over Huddersfield



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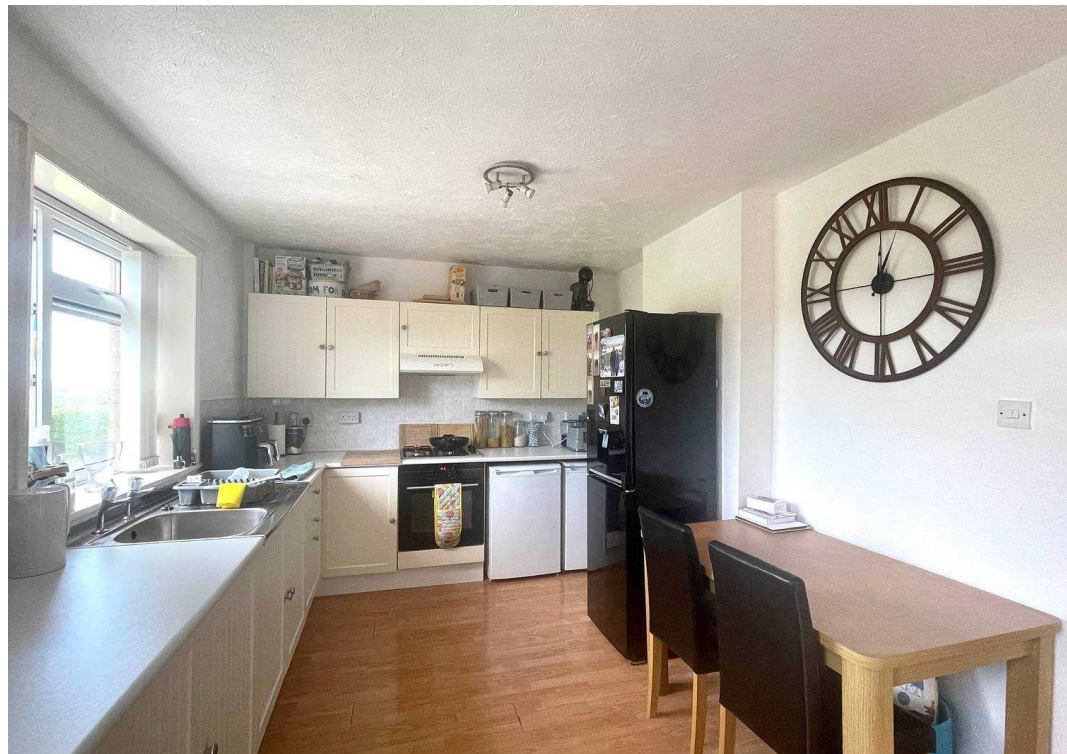
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## GARDEN

To the front of the property there is a lawned garden boarded by a hedge together with a pathway leading to the front door. To the left hand side there is a timber hand gate, giving access to a pathway leading down the side where there is a brick built house with two useful garden stores. At the end of the garden store there is a second timber hand gate which provides access to the rear garden which is a generously proportioned, predominately lawned together with flagged patio and with a lovely open aspect and views which stretch across Huddersfield. There are also wall mounted solar lights and an outside cold water tap.

## OFF STREET

1 Parking Space

There are lined parking spaces within the cul de sac providing off road parking.







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## Simon Blyth Estate Agents

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