

MARSH & MARSH PROPERTIES

22 Newland Road, Kirkheaton, Huddersfield, HD5 0QT

£290,000



****ATTENTION ALL YOUNG/GROWING FAMILIES, PROFESSIONAL COUPLES & RETIREES – AVAILABLE WITH VACANT POSSESSION**** Nestled in a peaceful and tucked-away location within Kirkheaton, this well-maintained three double bedroom semi-detached dormer bungalow offers versatile and spacious living accommodation, ideal for a range of buyers. The home boasts two reception rooms, a ground floor bedroom, and is located just a short distance from local amenities. In brief, the ground floor comprises an entrance hall, lounge, dining room, a well-appointed kitchen, a large double bedroom, and a house bathroom. Upstairs, the landing offers a useful storage area, a modern shower room, and two double bedrooms—one of which benefits from a dressing room. Externally, the front garden features a lawn and seating area, alongside a driveway with space for multiple vehicles. To the rear, you will find a garage and a beautifully landscaped rear garden enjoys far-reaching views, creating a perfect setting for relaxing or entertaining. An internal inspection is strongly recommended to fully appreciate everything this charming home has to offer.

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ENTRANCE HALL



Welcoming entrance hall with a UPVC front door, a storage cupboard, and a radiator.

LIVING ROOM 3.5 x 3.5m (11'5 x 11'5)



A cosy lounge featuring a charming fireplace as its focal point, complemented by a large UPVC window that fills the room with natural light.

KITCHEN 3.5 x 4.4m (11'5 x 14'7)

A tasteful fitted kitchen comprising a Belfast sink with chrome mixer tap, splashback tiles, and a breakfast bar with seating for two with coordinating splashback. Integrated appliances include a dishwasher, fridge, and freezer, along with a built-in Hotpoint oven and grill, induction

hob, and extractor fan. Finished with a tiled floor, ceiling spotlights, an open staircase, radiator, and a UPVC door leading to the rear garden.



DINING ROOM 3.0 x 3.5m (9'10 x 11'3)



A generously sized dining room perfect for entertaining, complete with a radiator and UPVC patio doors that open directly into the rear garden.

BEDROOM ONE 3.7 x 3.5m (12'1 x 11'5)



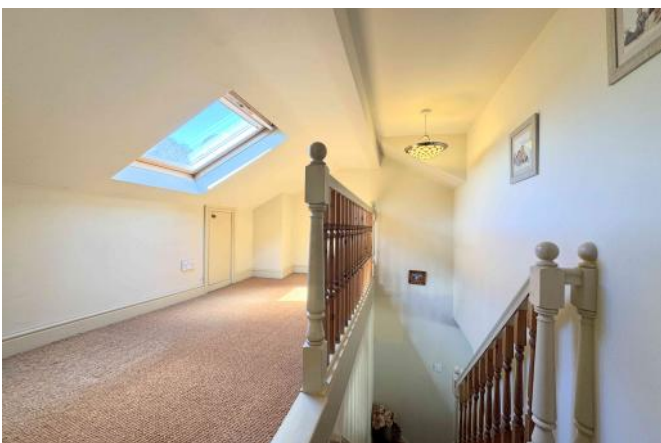
A spacious ground floor double bedroom with a radiator and UPVC window, offering a bright and comfortable space.

BATHROOM



Modern three-piece bathroom suite comprising a bathtub with shower above, low flush toilet, and hand wash basin. Partially tiled walls, tiled flooring, a chrome towel radiator, and ceiling spotlights give the space a modern feel. To complete this room there is an extractor fan and a UPVC window.

LANDING



A landing space featuring a storage area, eaves storage, and a Velux window.

BEDROOM TWO 3.8 x 3.5m (12'3 x 11'3)



A spacious bedroom with a radiator and a UPVC window.

DRESSING ROOM 4.7 x 1.8m (15'3 x 5'8)



A handy dressing room ideal for wardrobe storage and featuring a Velux window.

BEDROOM THREE 3.5 x 2.6m (11'5 x 8'6)



A comfortable double bedroom fitted with a radiator and UPVC window.

SHOWER ROOM



A stylish three-piece shower room including a tiled shower cubicle with glass screen and handheld shower, low flush toilet, and hand wash basin. Finished with a chrome towel radiator, extractor fan, and UPVC window.

EXTERNAL

To the front, the property boasts a driveway with

space for multiple vehicles, a lawned garden, and a flagged patio area. To the rear, there is a well-maintained, landscaped garden featuring a flagged patio, seating area, and lawns with far-reaching views including Castle Hill. There is also a garden shed and as well as access to the garage.





STORE

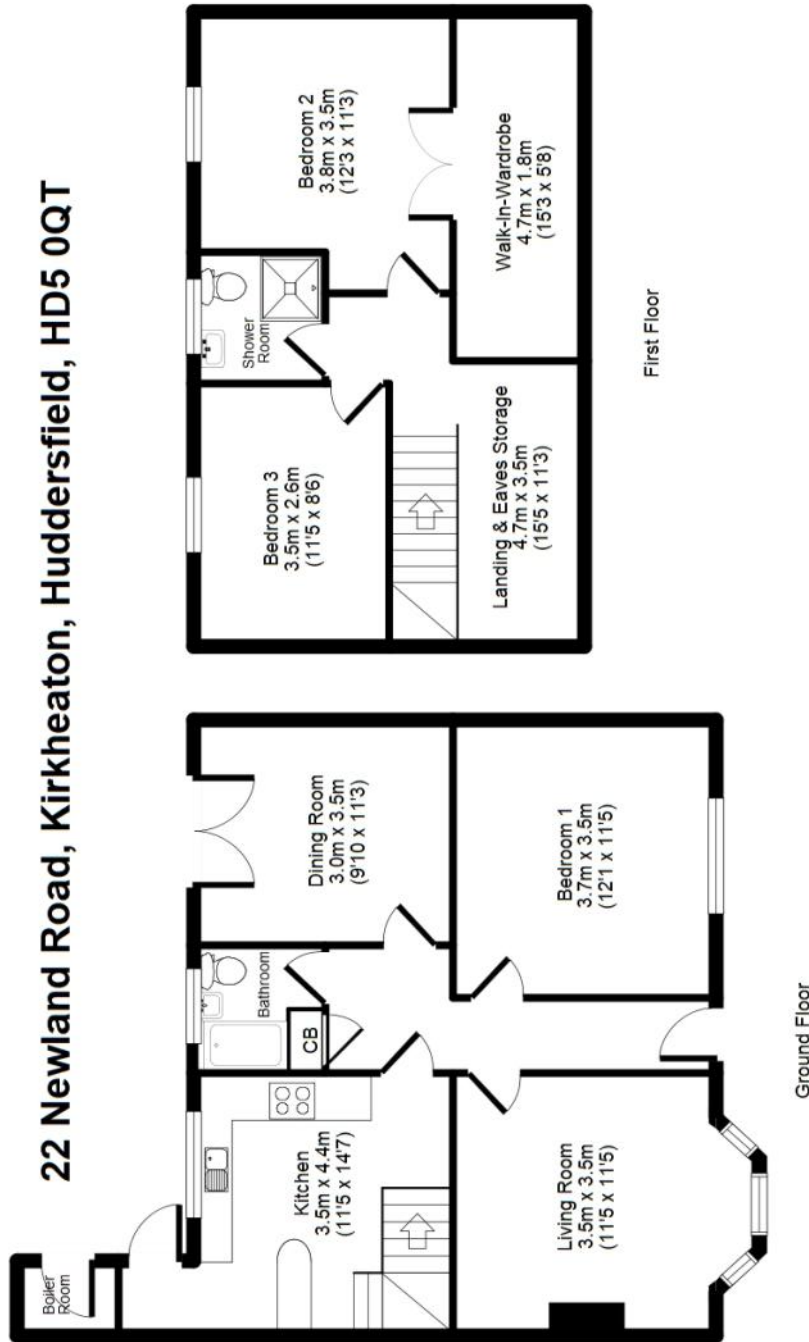
A convenient external store housing the combination boiler.

GARAGE

A spacious garage with an up-and-over door, window, power and light, and secure internal access to the rear garden, making it a practical and secure storage or parking solution.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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