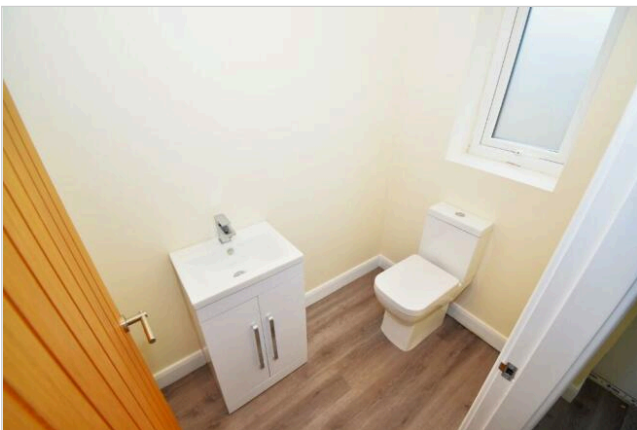


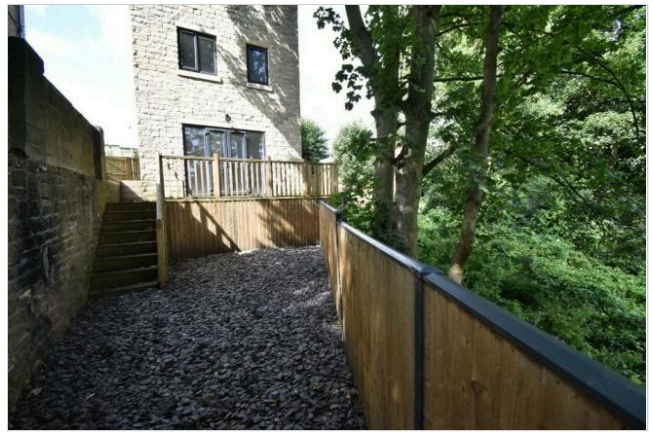
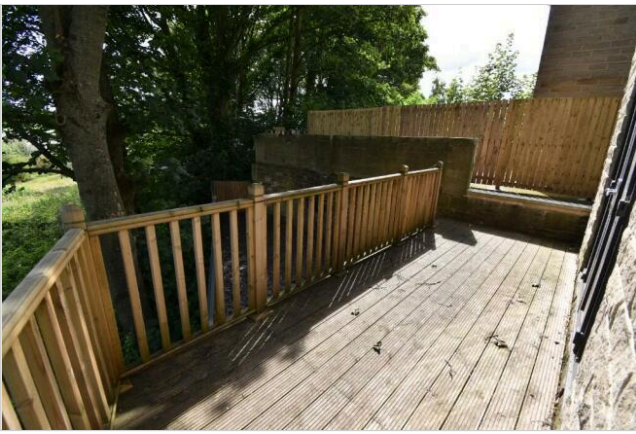
4 bedroom detached house for sale
St. Philips Court, Huddersfield, West Yorkshire, HD3

£240,000
Monthly mortgage payments

Print







Property Description

Key features

- 4 Bed Detached
- Newly Built Family Home
- Private Garden/Patio
- 2 Private Off Road Parking spaces
- Council Tax Band - D
- Excellent M62 Motorway Links
- Stylish Bathroom Fittings
- Views Over the Wooded Valley
- EPC Rating - B

Full description

Tenure: Freehold

A newly built family home which has the advantages of all the up to date energy building standards and warranties.

The accommodation is set on 3 floors, with entrance hall, cloaks/w,c, dining kitchen and lounge with patio doors onto the rear decking and open view across the valley. The master bedroom to the first floor has a generous ensuite shower room, and bedroom 4, which also gives the option of a home office. Two further bedrooms and the family bathroom are on the second floor.

Whilst it would serve a family extremely well, it is not exclusive, and gives ample accommodation to a couple perhaps working from home and requiring excellent motorway links.

- Vacant possession
- Newly built with double offroad parking
- 4 double bedrooms
- 3 bathroom
- Private Garden/Patio

This property provides a blank canvas for the buyer to put their own stamp on the property to truly make it their home.

Parking for 2 cars is located at the front of the property. The garden is fenced all around, and has a modest area to the front and to the rear a timber deck with steps down to a further patio area creating a lovely private space to enjoy the outlook.

A gas fired central heating system and security alarm is installed and there is uPVC double glazing throughout.

St Philips Court sits just off Halifax Road (A629), close to Ainley Top Roundabout, so is an ideal location for either Leeds or Manchester direction commuters. Halifax Road is also on a major bus route for Huddersfield and Halifax town centre, Huddersfield railway station and surrounding towns and countryside. Also great for buses to the local schools.

The lovely village of Lindley, with its array of cafes, restaurants, florist, book shop, gift shop, and much more is just 0.5 miles away to the centre. Walking distance for an evening out with no need for taxis and trains to get home.

Key property details

Windows & Doors UPVC Double Glazed

Heating powered by Gas Central Heating

Accommodation Listing:

Ground Floor

Entrance Hall - A contemporary door gives access to the hallway, with a grey laminate floor, under stairs storage cupboard and a rooflight above the entrance fills the space with natural light. Stairs to the first floor carpeted in soft grey.

Cloaks and W.C - Fitted with a w.c. and vanity wash hand basin, the laminate floor runs through, uPVC window and radiator

Kitchen/Dinning - The large uPVC window overlooks the front of the house, and generous roof light again fills the kitchen with natural light. A range of wall and base units with a shaker style door incorporating 1 1/2 bowl stainless steel sink, integrated dishwasher, electric oven, gas hob and extractor, integrated fridge freezer. The boiler cupboard is off to the rear of the room and has the plumbing for a washing machine. Downlighter are fitted to the ceiling and a radiator to the rear of the room.

Lounge - Carpeted in a soft grey, the lounge has a pendant light fitting, radiator and uPVC French doors which open onto a timber deck with patio beyond and enjoy the far reaching views across the leafy valley.

First Floor

Landing - Carpet and uPVC window to the top of the stairs.

Master Bedroom - Carpet runs through to the bedroom, a large uPVC window to the front of the property, pendant light and radiator.

En-suite - A spacious half tiled room with a tiled floor. Fitted with a generous shower cubicle, w.c. and vanity wash hand basin, downlighters, towel rail and uPVC window.

Bedroom 4 - Carpet to match, pendant light, radiator and uPVC window overlooking the views to the rear.

Second Floor

Bedroom 2 - A large uPVC window overlooking the front, pendant light and radiator.

Bedroom 3 - A uPVC window overlooking the views to the rear, pendant light and radiator.

Family Bathroom - Half tiled with a tiled floor, a 4 piece contemporary suite comprising shower, bath, w.c. and vanity wash hand basin. Heating by the chrome towel rail and with downlighters and a uPVC window.

Parking arrangements Off road parking pace for 2 vehicles.

Outside space Gardens to the front, rear and side. Patio and decking to the rear and sides.

Tenure Freehold

Council Tax Band B

Energy Performance Rating B

Mains Gas Yes

Mains Electricity Yes

Mains Water Yes

Viewing By appointment with Harvey & Ryall

What 3 Words location //export.dozed.blunt

Boundaries & Ownerships - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would any more information of the subject, please contact us where we would be happy to discuss.

Please contact us to arrange a viewing or your own market appraisal

This property is marketed and listed by Harvey & Ryall

Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.

Mortgage Advice - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

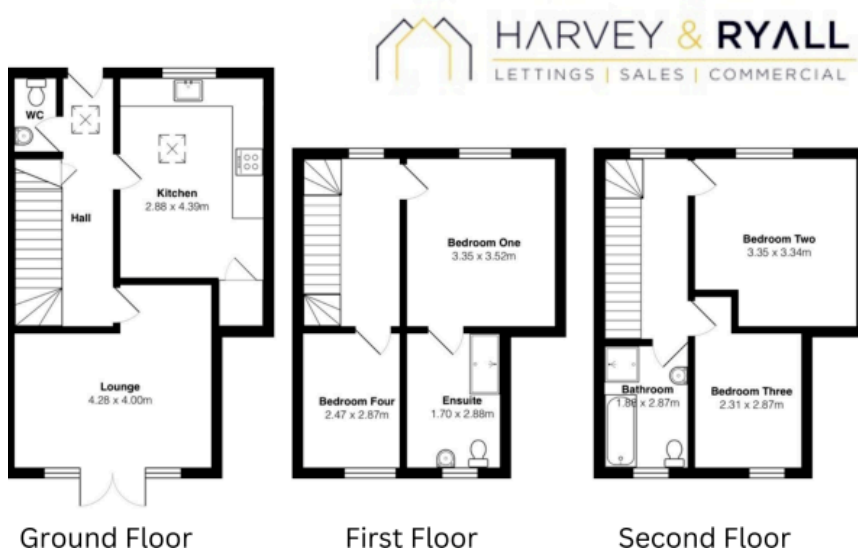
Solicitors - Conveyancing quotation with one of our partners.

Energy Performance Certificates (EPCs)

To view this media, please visit the on-line version of this page at www.rightmove.co.uk/property-for-sale/property-145748297.html

Floorplans

Floorplan



[map view](#)[street view](#)

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. [Take me back to the start](#)

Nearest stations

Huddersfield (1.9 mi)

Lockwood (2.3 mi)

Brighouse (2.8 mi)

Distances are straight line measurements from centre of postcode

Disclaimer - Property reference 1StPhillips. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Harvey & Ryall, Huddersfield**. Please contact the selling agent or developer directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 or the Home Report if in relation to a residential property in Scotland.

* Average speeds are based on the download speeds of at least 50% of customers at peak time (8pm to 10pm) from packages available on comparethemarket.com. Speed can be affected by a range of technical and environmental factors. The speed you receive where you live may be lower than that listed above. You can check the estimated speed to your property prior to purchasing. Fibre/cable services at your postcode are subject to availability. You can confirm availability on the provider's website. Providers may increase charges. You should have the right to exit your contract without penalty if this happens. The information is provided and maintained by **Decision Technologies Limited**.

Map data ©OpenStreetMap contributors.