

3 bedroom semi-detached house for sale

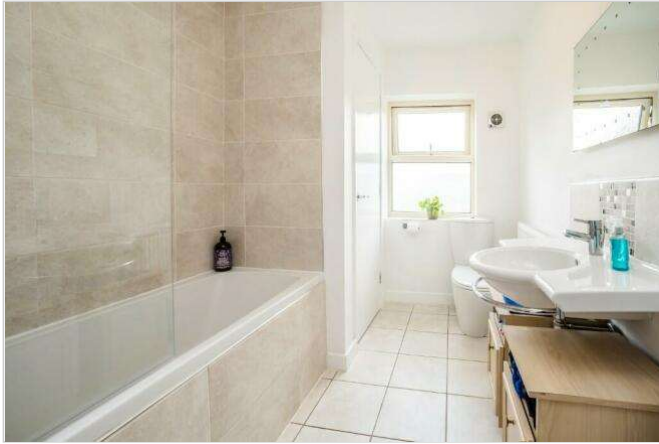
Fell Grove, Huddersfield, West Yorkshire, HD2

£240,000

Monthly mortgage payments

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Property Description

Key features

- 3 Double Bedrooms
- EPC C
- Great connectivity to motorway links
- Immaculately presented throughout
- Top floor master bedroom with ensuite
- Garage & driveway
- South facing rear garden
- Opening viewing Saturday 3rd August @ 11am-12pm (call to reserve your time)

Full description

Tenure: Freehold

This property poses a perfect opportunity for a growing family looking for a large immaculately presented home with 3 true double bedrooms! Nestled away on a quiet and friendly cul-de-sac, whilst maintaining good links to local amenities and commuter routes this property is great for a professional couple building a family.

Key property details

Roof material - Tiled

Property construction - Coursed Stone

Windows & Doors - UPVC Double Glazed

Heating powered by - Gas Central Heating

Accommodation Listing:

Ground Floor

Entrance hallway Spacious area with coat and boot storage, hard wearing entrance mat and carpeted flooring. Access to useful understairs storage cupboard. Ceiling downlights and intruder alarm panel.

W.C Modern suite, low flush WC, wash hand basin with chrome mixer tap, worktop surround and under counter storage. Tiled floor and stylish brick bond tiled splashback with matching ladder towel rail. Ceiling extractor.

Kitchen/Diner Modern, bright with floods of natural light giving this kitchen diner the perfect feel for the home. Shaker style wall and base units with butcher block style laminate work top and colour matching plinths giving a nice contrast to the kitchen. Stainless steel sink and drainer and mixer tap. 4 ring gas hob and overhead chrome extractor. Electric oven and microwave grill oven above. Washing machine position and space for American style double fridge freezer (potential to be included in sale). Space for a good sized 4-seater dining table. Tiled floor with a nice contemporary sliding doors leading into lounge area which provides a nice break to the open plan living area.

Lounge This room covers the full width of the property to the rear allowing for 2 sets of double French doors, a great option for entertaining and accessing the rear south facing garden. Hardwood flooring being the perfect choice for the room connecting the garden and dining area.

First Floor

Landing Bright area with storage cupboard including shelving and hanging rail.

Family Bathroom Spacious family bathroom with full size bath, shower and glass screen. Wall hung wash hand basin and modern low flush WC. Tiled floor, radiator, extractor fan and obscure glazed window. Storage cupboard with combi boiler and shelving for towels & bedding.

Bedroom 2 (rear) Great sized double bedroom, carpeted flooring, radiator and window with fitted blind.

Bedroom 3 (front) Good sized double bedroom, carpeted flooring, radiator and window with fitted blind.

Second Floor

Master bedroom A great master suite with its own independent entrance room located on the first floor. Stairs leading up to the room with dual aspect

windows, bay to the front and roof light to the rear both with fitted blinds. Fitted furniture consists of wardrobes either side of the large bed plus overhead storage and dressing table with 9 drawers.

Ensuite Comprising corner shower cubicle, wall hung wash hand basin with storage drawer below, low flush WC, towel warmer. Roof light and extractor fan.

Garage Garage with up and over door plus separate rear door and window. Light and power and lots of additional storage above ceiling area.

Outside space

Front Garden Immaculately kept front garden and driveway, access to garage via overhead door.

Rear Garden South facing maintaining sun all day. Fencing and well-kept shrubbery making the space private. Lawned area and multiple patios with gravel path leading to vegetable/planting patches. Outside tap and access to the garage through rear single leaf door.

Parking arrangements Driveway, garage and lots of on street parking.

Tenure - Freehold

Council Tax Band - C

Energy Performance Rating - C

Viewing - By appointment with Harvey & Ryall. Opening viewing Saturday 3rd August @ 11am-12pm (call to reserve your time)

What 3 Words location - ///prep.statue.pull

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.

Additional Details

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 2.5 miles from Huddersfield Town Centre

- 2.9 miles from Huddersfield Royal Infirmary

- 2.9 miles from M62 junction 24

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

This property is marketed and listed by Harvey & Ryall

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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)

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Floorplan



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