



## 3a Dawson Road, Huddersfield, HD4 6LZ

£260,000

Discover modern living in this stunning 4-bedroom newly built home nestled in the heart of Dawson road, Newsome, Huddersfield. With a contemporary design, solar panels and spacious interiors spread over three floors, this semi-detached gem offers a perfect blend of style and functionality. Off road parking.

Discover modern living in this stunning 4-bedroom newly built home on Dawson Road, Newsome, Huddersfield. With a contemporary design, and spacious interiors spread over three floors. A super efficient ECO house featuring extensive solar PV panels, an EV charging point and utilisation of the latest SIPS , super insulated construction methods (as seen on TVs Grand Designs) ' resulting in massively reduced Energy costs. <https://www.clays.com/what-are-sips>

This semi-detached gem offers a perfect blend of style and functionality. Immerse yourself in the convenience of a thoughtfully crafted residence, featuring four bedrooms that provide ample space for a growing family or those seeking extra room. Explore the seamless integration of modern amenities and architectural elegance, making this property a prime choice for those who appreciate the charm of a newly built home. Don't miss the opportunity to call Dawson Road your new address.

**Entrance Hall:**  
Step into your new sanctuary through the inviting entrance hall, where modern aesthetics meet functionality. Greeted by carpeted flooring and contemporary finishes, this space sets the tone for the entire home, seamlessly connecting you to the various living areas.

**Living Room:**  
Unwind in the spacious living room, bathed in natural light filtering through a thoughtfully placed window with a view of the front of the property. The design balances comfort and style, providing an ideal retreat for relaxation or entertaining guests, ensuring every moment spent here is one of comfort and warmth.

**WC:**  
Convenience meets elegance in the ground floor WC, offering a practical addition to your daily routine. The tasteful design ensures that even the smallest details contribute to the overall charm of this modern home.

**Kitchen Dining Room: Heart of the House:**  
Embrace the heart of your new home in the open-plan kitchen dining room. Designed for both culinary enthusiasts and those who relish shared meals, this space combines functionality with aesthetic appeal. Modern integrated appliances (Washing machine, Dishwasher, Fridge-Freezer, Oven and Hob), including ample counter space make it a culinary haven, while the dining area provides the perfect setting for family gatherings.

**Bedrooms and Family Bathroom (Second Floor):**  
Ascend to the second floor, where three well-appointed bedrooms await. Each room offers a personal haven, with ample space and natural light. The family bathroom, with its contemporary fittings, provides a soothing retreat for daily self-care routines.

**Master Bedroom with Ensuite (Third Floor):**  
Retreat to the pinnacle of luxury on the third floor, where the master bedroom awaits. Spacious and private, this haven is complemented by an ensuite bathroom, providing a touch of indulgence and seclusion.

**Outside**  
Off road parking with a private drive and EV charging point. Garden and patio area.

**Agent Notes & Disclaimer.**  
The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

## EPC Rating:

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