



## 122 Greenlea Court, Huddersfield, HD5 8QB

Offers Over £210,000

This beautifully presented four/five-bedroom family home offers spacious and versatile accommodation across three floors, making it ideal for modern family life. Situated in a desirable residential area, the property features a stylish kitchen/diner, multiple reception rooms, ensuite to the principal bedroom, enclosed rear garden, and plenty of off-road parking to both front and rear.

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#### Ground Floor

##### Entrance Hall

Welcoming entrance with neutral décor and access to all principal rooms.

##### Lounge

A bright and inviting reception room with double doors, neutral colour scheme, and dual aspect windows for plenty of natural light.

##### Kitchen / Diner

A fantastic family space with wall and base units, integrated oven and hob, plumbing for washing machine and dryer, and space for an American-style fridge freezer. The through aspect provides natural light and a spacious feel—perfect for cooking, dining, and entertaining. A brand new Worcester Bosch boiler and cylinder has also been installed in May 2025.

##### Guest WC

A handy two-piece suite comprising low-level WC and wash basin.

#### First Floor

##### Principal Bedroom with Ensuite

Generously sized double bedroom with fitted wardrobes, neutral décor, and natural light from dual aspects. Ensuite includes a step-in shower, wash basin, and low-level WC.

##### Bedroom 5 / Second Lounge

A flexible space currently used as a second lounge, but equally suitable as a fifth bedroom, home office, or playroom. Light and airy with neutral tones throughout.

##### Landing

Includes built-in storage for added convenience.

#### Second Floor

##### Bedroom Two

A spacious and bright double bedroom with neutral styling.

##### Bedrooms Three & Four

## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

