



39 Berry View

Newsome, Huddersfield, HD4 6LQ

A really special and specious extended three bedroom semi detached family home at the head of this sought after cul-de-sac with natural woodland views. The property occupies a large plot with off road parking, car port and garage, set back with a lawned front garden and private relaxing decked area to the rear. With contemporary fixtures and fittings throughout the flexible accommodation comprises entrance hallway, downstairs bathroom, lounge, open plan family and dining room and a breakfast kitchen. To the first floor are three good sized bedrooms, one with a dressing room, and a family shower room. Stunning views and quiet position.

£280,000

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- A STUNNING EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- IMMACULATE THROUGHOUT WITH SPACIOUS AND LIGHT LIVING ACCOMMODATION
- LARGE LAWNED FRONT GARDEN AND PRIVATE REAR GARDEN WITH WOODLAND VIEWS
- QUIET TUCKED AWAY POSITION CONVENIENT FOR TOWN AND LOCAL SCHOOL
- HIGH STANDARD OF CONTEMPORARY FIXTURES AND FITTINGS
- CAR PORT, OFF ROAD PARKING AND GARAGE

Entrance

Bathroom

7'10" x 5'10" (2.39m x 1.78m)

Lounge

19'6" x 10'6" (5.94m x 3.20m)

Dining Area and Family Room

17'11" x 11'9" (5.46m x 3.58m)

Breakfast Kitchen

13'9" x 11'1" (4.19m x 3.38m)

First Floor Landing

Bedroom 1

9'11" x 9'7" plus under eaves area (3.02m x 2.92m plus under eaves area)

Dressing Room

7'2" x 5'7" (2.18m x 1.70m)

Bedroom 2

11'8" x 10'5" (3.56m x 3.18m)

Bedroom 3

10'5" x 7'6" (3.18m x 2.29m)

Shower Room

9'1" x 7'2" (2.77m x 2.18m)

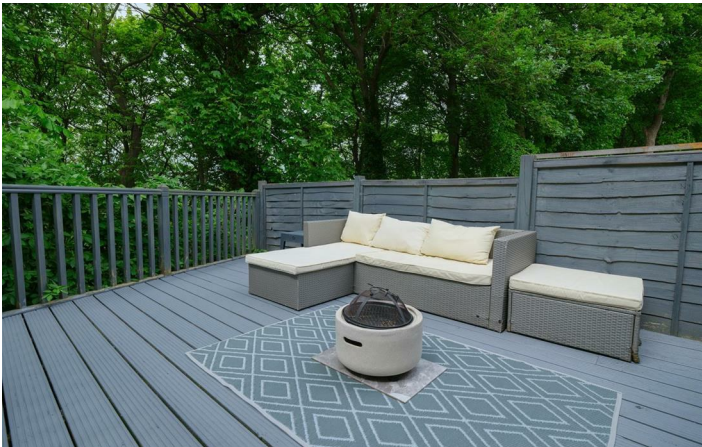
Garage, Car Port and Off Road Parking

17'7" x 8'3" (5.36m x 2.51m)

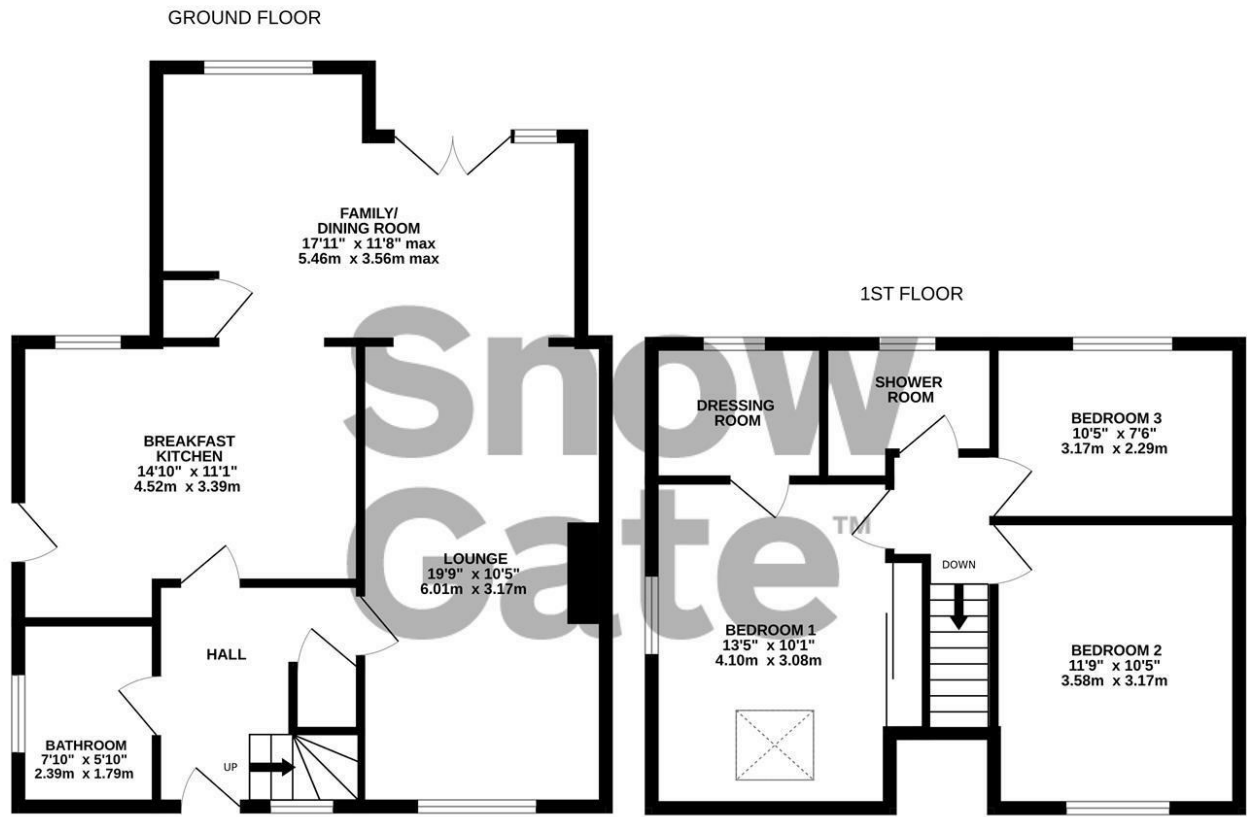
Gardens



Directions



Floor Plan



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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