



Weatherhill Rise | | Huddersfield | HD3 2AF

Offers in the region of
£250,000



SHERIDAN
BAILEY
PROPERTY

**Weatherhill Rise |
Huddersfield | HD3 2AF
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Contemporary styled 3 bed semi detached home located in the Lindley Moor area, perfect for professional couples or young families with fantastic enclosed rear gardens and double driveway to the front.

The property briefly comprises - entrance porch, living room, downstairs WC and a spacious kitchen/diner with double doors to the rear garden. To the first floor there are 3 bedrooms, one with an en-suite and a house bathroom.

The rear of the property is an enclosed garden with two stone paved patio areas, lawn and borders. To the front is a tarmac driveway (parking for two cars) and an EV charger.

- Immaculately presented 3 bed semi-detached property
- Beautiful enclosed garden and patio area
- Double driveway
- Cul-de-sac position
- Contemporary styled throughout
- Gas central heating & double glazing

Entrance Hall

PVCu front door leading to welcoming entrance hall with vinyl flooring.

Living Room

Contemporary styled, spacious family living room space with window to front elevation. Ample room for two double sofas and other living room furniture. Usual storage cupboard off lounge

Downstairs WC

Useful ground floor WC, with vinyl flooring and frosted glazed window to front elevation. Corner vanity wash handbasin and WC.



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Kitchen / Dining

The heart of this home is the contemporary kitchen/dining space to the rear of the property with patio doors leading to beautifully maintained and landscaped rear garden. This space has ample natural light from the patio door and kitchen window. The kitchen comprises a range of matching all wall and base units with worktops over. Integrated appliances include larder fridge freezer, electric oven and hob with stainless steel splashback and extractor over. 1.5 stainless steel sink and drainer with mixer tap over. In the dining area there is space of dining table and 4 chairs.

Stairs to first floor landing from hallway

Loft access with pull down steps, power and boarded

Master Bedroom Ensuite

Light and airy Master bedroom ensuite. Window to front elevation, storage cupboard off.

Ensuite

Ensuite bathroom to Master Bedroom comprising single shower cubicle, WC, wash handbasin, heated towel rail and frosted window to front elevation

Bedroom 2

with window to rear elevation and garden views

Bedroom 3 / Home Office

Bedroom 3 is currently utilised as a home office and so offers flexible accommodation. The room also houses fitted wardrobes which if removed will create a single bedroom.

External Areas

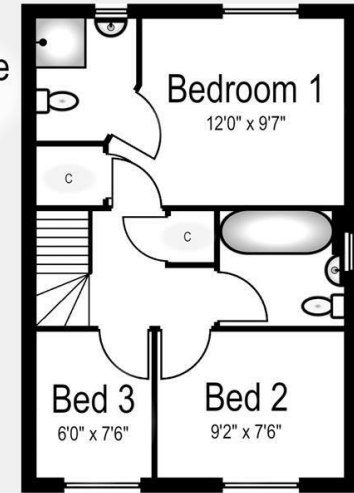
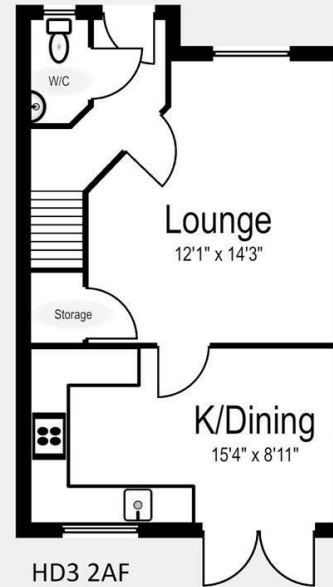
To the rear of the property is the beautiful rear garden and patio, perfect for family gatherings and entertaining. The doors from the kitchen open up onto the rear outdoor space, and the rear garden can also be accessed via a side gate from the front of the property. There is a flagged patio area with plenty of space for garden furniture and BBQ. Low level wall and low level steps up to garden area laid to lawn with a further flagged area to the back of the garden with more space of furniture. The garden is private and well screened by walls and fence.

The front of the property benefits from a double driveway, EV charging point, outdoor lighting and is located near the head of a cul-de-sac, so a lovely quiet location.



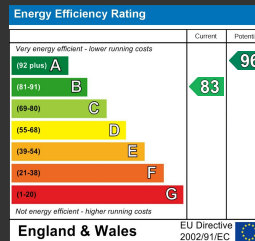
Front Ground

1st Floor



HD3 2AF
Internal - 729ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



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