



Weatherhill Rise | | Huddersfield | HD3 2AF

Asking price £280,000



SHERIDAN
BAILEY
PROPERTY

**Weatherhill Rise |
Huddersfield | HD3 2AF
Asking price £280,000**

This well presented 3 bed detached property with integral garage is perfectly located in a quiet cul-de-sac position and within easy access to Lindley village and local schools.

The property briefly comprises - entrance hall, living room, family kitchen/dining space with french doors leading to a large garden, with decking and patio area plus artificial lawns. Also on the ground floor is a very useful stylish WC. On the first floor there are 3 double bedrooms, (one ensuite) and a house bathroom. Early viewing recommended and well priced!

- 3 bed detached home with integral garage
- Immaculate throughout
- Large rear garden and patio area
- Quiet cul-de-sac position
- Fabulous kitchen/dining space

Entrance Hall

Front door leads to entrance hall and cloaks. Door off into Living Room

Living Room

10'4 x 16'2 (3.15m x 4.93m)

Good sized family Living Room, with window to front elevation.

Inner Hallway

Hi gloss tiled inner hallway leading to kitchen and downstairs WC. Staircase off to first floor landing





Kitchen / Dining

18'11 x 7'9 (5.77m x 2.36m)

The spacious kitchen/diner runs across the rear of the property and comprises; hi-gloss tiled flooring, matching wall and base units and laminate marble effect worksurfaces. Integrated appliances include an electric oven, an electric induction hob with extractor over, fridge/freezer, dishwasher, and washing machine. There is a 1.5 stainless steel sink and drainer under a PVCu window with views out to the rear garden. There is ample space for a family dining table with French Doors leading out for dining area to rear patio and garden.

Downstairs WC

WC, with vinyl flooring. Comprising of: WC and wash basin with tiled splashback.

Staircase to first floor landing

Master Bedroom Ensuite

14'3 x 9'8 (4.34m x 2.95m)

Generously sized double bedroom with 2 windows to front elevation allowing a lovely, light room. Door off to ensuite

Ensuite

Ensuite comprises: double shower, WC, wash handbasin, frosted window to front elevation

Bedroom 2

8'9 x 11'3 (2.67m x 3.43m)

Double Bedroom with window to rear elevation

Bedroom 3

9'10 x 7'11 (3.00m x 2.41m)

A further double bedroom with window to rear elevation

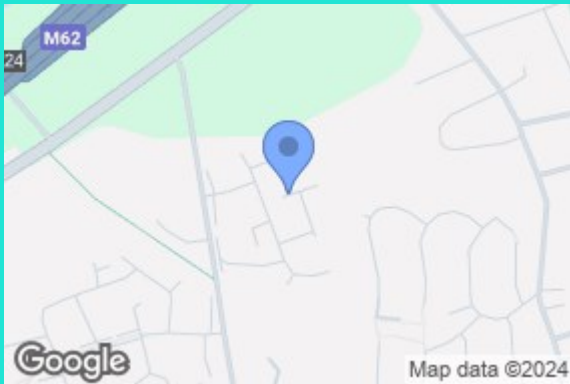
Bathroom

Partially tiled bathroom with vinyl flooring. Comprising: WC, wash basin and bath. Frosted window to side elevation.

External Areas

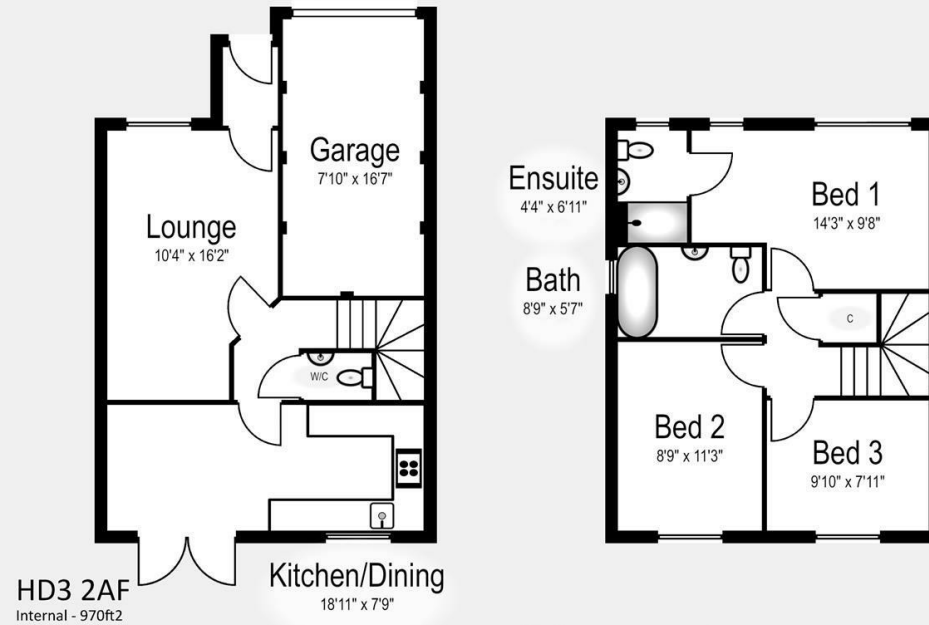
The property is located in a cul-de-sac position and benefits from a double driveway leading to an integral garage with electrics, up and over door and an EV charger. The rear garden area is spacious with a large flagged patio rear and decking area and an artificial lawn, a fabulous space for entertaining.



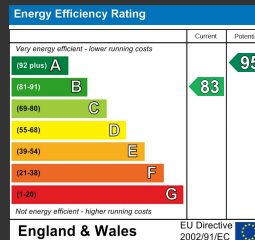


Front Ground

1st Floor



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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