



Rafborn Grove | | Huddersfield | HD3 3UB

Offers in the region of
£200,000



SHERIDAN
BAILEY
PROPERTY

Rafborn Grove | Huddersfield | HD3 3UB

Offers in the region of £330,000

This 4 bedroom semi detached property is located in the popular area of Rafborn Grove and will be popular with viewers!

It briefly comprises an entrance hallway, good sized living room, separate dining room with French doors leading to a large conservatory, and kitchen. On the first floor are 4 double bedrooms plus house bathroom. Externally the property benefits from a driveway that can accommodate up to 3 vehicles plus an integral garage with remote controlled access. To the rear of the property is a well screened garden with summerhouse and flagged patio area.

Early viewing recommended.

- 4 bed semi detached in popular location
- Large conservatory
- Summerhouse in garden
- 4 double bedrooms
- Driveway for up to 3 vehicles

Entrance Hall

Entrance hall leads to staircase off to first floor landing and ground floor accommodation

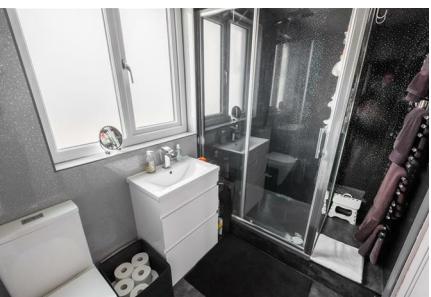
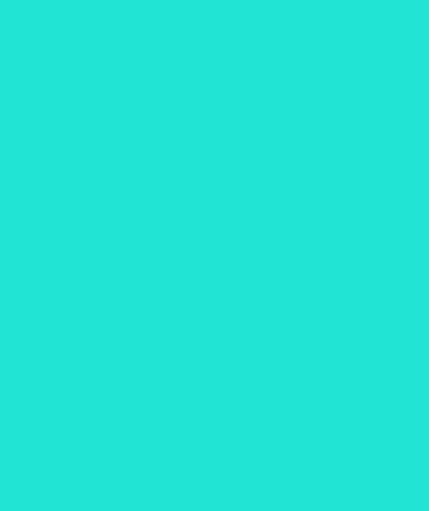
Living Room

Family living room with feature inset gas fire. Large window to front elevation provide a light and airy room. Living room leads into Dining Room.

Dining Room

Good sized Dining Room with plenty of space for dining table and chairs. French doors off to Conservatory





Conservatory

Large Conservatory to the rear of the property presents future owners with multiple flexible accommodation options. Currently used as an additional sitting room, this excellent space can be used as a family room or dining room. French doors lead out into rear garden

Kitchen

Fully tiled Kitchen comprising a range of matching wall and base units with worktops over, integrated appliances include, eye level double oven, gas burner gas hob with built in extractor. There is housing for a larder style fridge/freezer and plumbing for dishwasher. Good sized window to rear with garden views. Door off to integrated garage with plumbing for washing machine and dryer

Staircase to first floor landing

Master Bedroom

Generously sized Master Bedroom with twin windows to front elevation.

Bedroom 2

Good sized double bedroom

Bedroom 3

Good sized double bedroom

Bedroom 4

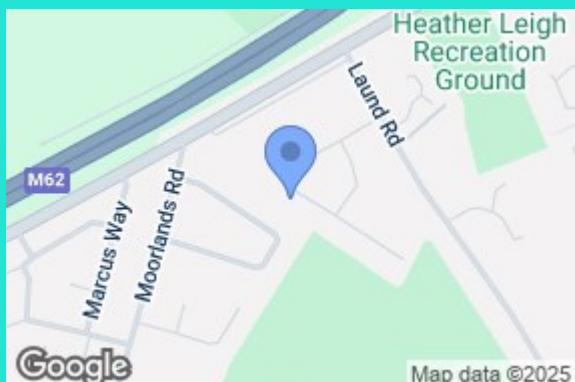
Good sized double bedroom

Bathroom

House bathroom comprising, double shower with rainfall shower head, chrome heated towel rail, rectangular mounted wash handbasin with vanity store under, low level WC, frosted window to rear elevation

External Areas

The property benefits from a driveway suitable for up to 3 vehicles as well as single integral garage with remote controlled door. There is gated side access to the rear of the property and an outside tap. To the rear of the property there is a flagged patio and the garden is laid to lawn, well screened by fencing, shrubs and borders. The surprise in the garden is the wooden Summerhouse with power and lighting, great for the summertime!





Front Ground

Lounge 11'7" x 15'6"
Dining 11'7" x 7'10"
Conservatory 15'5" x 10'8"
Garage 7'10" x 16'0"
Kitchen 14'8" x 7'10"

1st Floor

Bed 2 10'11" x 12'1"
Bed 3 9'4" x 11'10"
Bed 4 7'10" x 11'7"
Bedroom 1 15'8" x 12'4"
Bathroom 8'6" x 5'5"

HD3 3UB
Internal - 1399ft²

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(70-80)	C	
(55-69)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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