



Robin Hood Road | | Huddersfield | HD2 1NR

£270,000



SHERIDAN
BAILEY
PROPERTY

Robin Hood Road | Huddersfield | HD2 1NR £270,000

Ideal for the growing family, this well presented 4 bed link-detached home will appeal to those looking for space and convenience. With off-road parking, a garage, a dining-kitchen and a ground floor W/C, this home has all the key features Presented immaculately and ready to move into, the property comprises of an entrance vestibule with access into a bright and spacious lounge and leading through to a contemporary dining-kitchen with ample storage, downstairs W/C, plus a study/home office To the first floor, there are 2 double bedrooms including master ensuite and 2 single bedrooms plus house bathroom. Externally, the property has a driveway to the front providing off-road parking and a lawned garden. There is a garage with an up-and-over door, and a fabulous enclosed rear garden with lawn and patio space.

- 4 bed link detached home
- Fantastic open plan kitchen / dining
- Generously sized garden
- Single garage and driveway
- Solar panels

Entrance Hall

Front door opens into welcoming entrance hall with wood effect laminate flooring and staircase off to first floor landing.

Living Room

Well presented family living room with window to front elevation. The living room has the benefit of double doors leading through into the Kitchen/Dining room, so perfect to open up when entertaining or daily family living when the family wishes to be together. A lovely flow of space.





Kitchen / Dining

Contemporary Kitchen comprising a range of white hi-gloss push wall and base units with black granite effect worktops over and inset lighting. Tiled and glass splashbacks. Integrated appliances include eye level electric double oven, dishwasher, washing machine, 4 burner gas hob, and fridge freezer. The Kitchen benefits from a breakfast bar with space for 2 people. There is a rear door with direct access to garden. The Dining area is lovely and bright with French doors leading out to the patio and garden areas. Lovely for summer months and entertaining.

Home Office

Second reception room with window to front elevation. Perfect space for a Home Office

Downstairs WC

Useful downstairs WC comprising, low level WC, wash handbasin and chrome heated towel rail.

Staircase to first floor landing

Master Bedroom Ensuite

Bright double bedroom with twin windows to front elevation. Fitted triple wardrobes and 3 set drawers. Ensuite comprises, single corner shower unit, wash handbasin, low level WC and chrome heated towel rail

Bedroom 2

Double bedroom with window to front elevation

Bedroom 3

Single bedroom with window to rear elevation

Bedroom 4

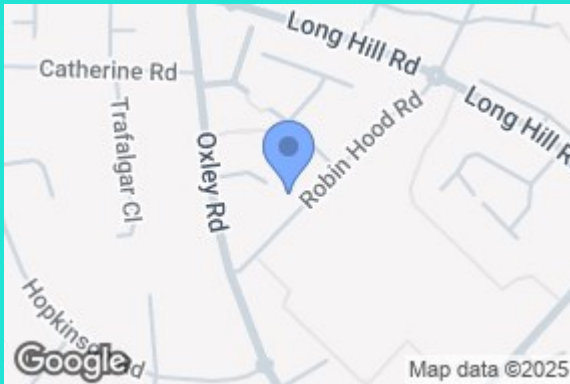
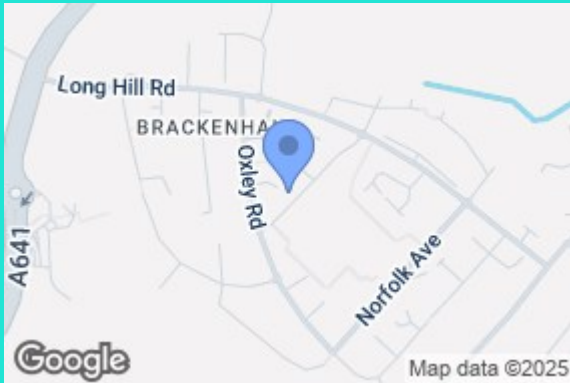
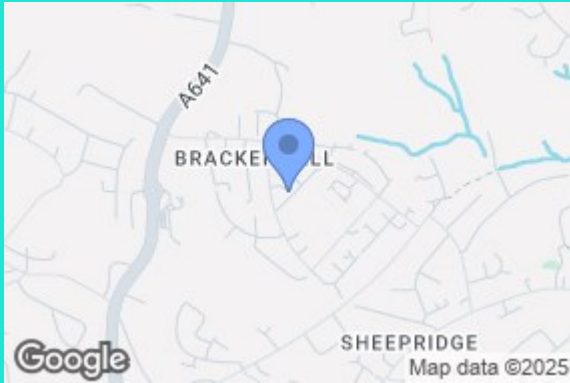
Single bedroom with window to rear elevation.

Bathroom

Family bathroom comprising, panelled bath with shower over, wash handbasin mounted on a vanity unit, low level WC and frosted window to rear elevation.

Outdoor Areas

The property benefits from a single garage with an up and over door and driveway with off road parking for 1 vehicle. The front of the property laid to lawn with low level wall to the pavement. Flagged path from driveway with step up to front door. The rear garden is generously sized with patio area for garden furniture and low maintenance artificial lawn. There is a rear access garden gate. Great space for families!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) 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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