



Forest Court | | Huddersfield | HD2 2FY

Asking price £255,000



SHERIDAN
BAILEY
PROPERTY

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Well presented 3 bedroom mid terrace property with private driveway located on a popular, sought after development in Birchencliffe. This property will appeal to professional couples and young families alike.

The property briefly comprises; Entrance Hall, Living Room, spacious Kitchen / Dining with French doors leading out to patio and garden, and ground floor WC. On the first floor there are 2 double bedrooms (one with fitted double wardrobes) a singled bedroom (perfect as a Home Office) and a house bathroom.

Externally the property benefits from a driveway and is located in a quiet cul-de-sac position. To the rear there is a good sized flagged patio area and gardens laid to lawn. The property is not overlooked.

- Well presented 3 bed mid terrace
- Sought after development
- Private driveway
- Fabulous Kitchen / Dining space
- Lovely garden and patio

Entrance Hall

Front door opens up into a welcoming entrance hall with vinyl flooring. Staircase off to first floor landing.

Living Room

9'7 x 14'7 (2.92m x 4.45m)

Light and airy Living Room. Plenty of space for sofas and furniture. Window to front elevation.





Kitchen / Dining

16'9 x 11'4 (5.11m x 3.45m)

Contemporary Kitchen / Dining space, perfect for everyday living and entertaining. The Kitchen comprises a range of white hi-gloss wall and base units with wood effect worktops over. Integrated appliances include, dishwasher, larder style fridge/freezer, single electric oven, 4 burner gas hob with stainless steel extractor over. There is plumbing for washing machine, stainless steel sink and drainer with mixer taps over, and window to rear elevation. The dining space is a great size with plenty of room for a dining table and up to 6 chairs. French doors lead to patio and rear garden from the dining area. Useful store cupboard off.

Downstairs WC

Useful ground floor WC, located off the hallway, partially tiled and comprising, low level WC, and vanity wash handbasin.

Staircase/ landing, loft access partially boarded

Master Bedroom

9'10 x 14'2 (3.00m x 4.32m)

Generously sized double bedroom with views to rear garden. Fitted floor to ceiling "Hammonds" double wardrobes and ample space for bedroom furniture.

Bedroom 2

8'9 x 11'9 (2.67m x 3.58m)

Double bedroom with window to front elevation.

Bedroom 3 / Home Office

7'8 x 7'11 (2.34m x 2.41m)

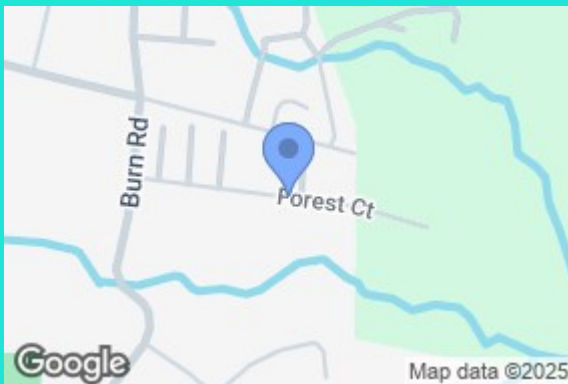
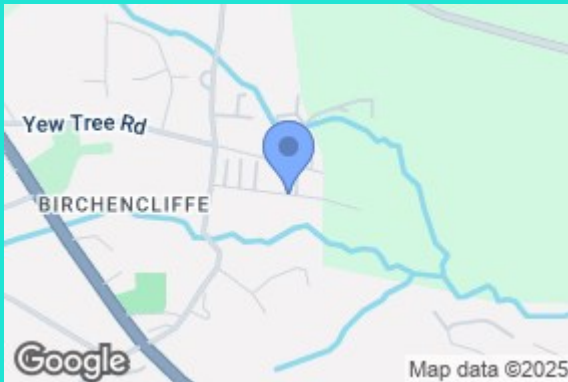
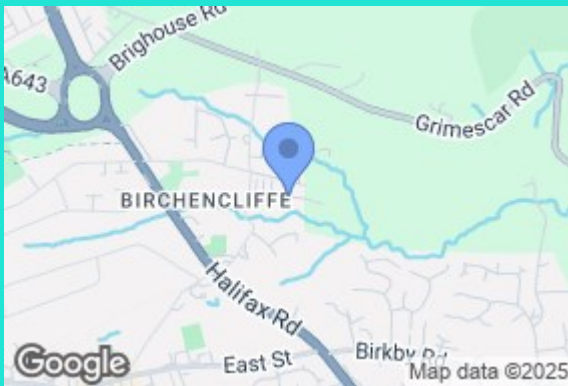
Single bedroom and currently the perfect quiet Home Office space. Window to front elevation.

Bathroom

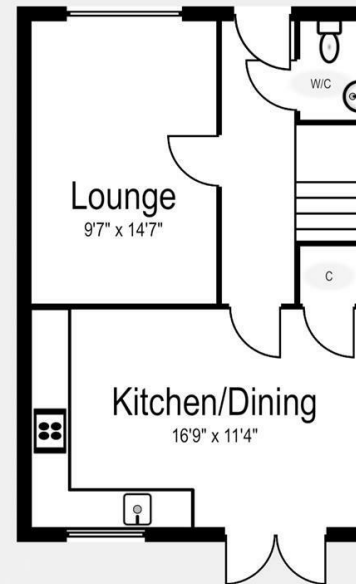
Contemporary styled bathroom comprising panelled bath with shower over and glass shower screen, low level WC, wash handbasin and frosted window to rear elevation.

Outside Space

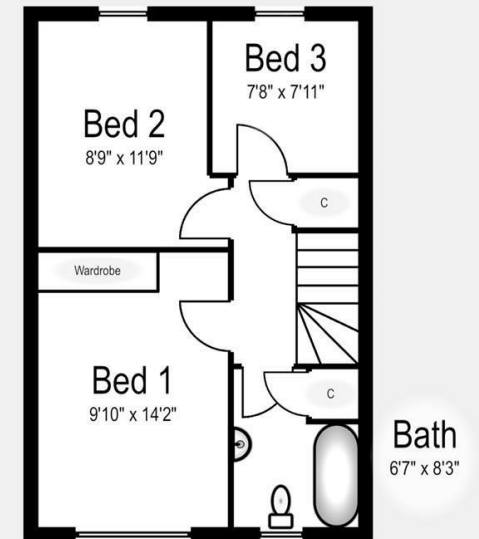
The property is located in a quiet cul-de-sac position. To the front, the property is well presented with a flagged pathway and drive for off road parking. The rear of the property has a good size flagged patio area with plenty of space for garden furniture and BBQ. The remaining garden is laid to lawn with a flagged pathway to one side. Useful Shed and outside water tap. Importantly the garden is secure and private, not overlooked.



Front Ground

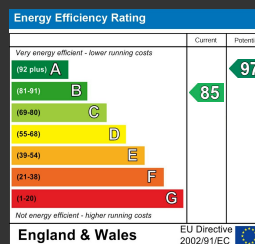


1st Floor



HD2 2FY
Internal - 859ft²

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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