



cornerstone
ESTATE AGENTS

Connaught Fold
Huddersfield



Connaught Fold, Huddersfield

Offers In Region Of £390,000

THIS FOUR-BEDROOM DETACHED HOME IN HUDDERSFIELD BOASTS A SPACIOUS AND VERSATILE LAYOUT, FEATURING THREE RECEPTION ROOMS THAT OFFER FLEXIBILITY FOR VARIOUS USES. THE PROPERTY ALSO COMES WITH ON-SITE LEISURE FACILITIES, PROVIDING CONVENIENT AND ENJOYABLE AMENITIES FOR RESIDENTS. THIS COMBINATION OF AMPLE LIVING SPACE AND RECREATIONAL OPTIONS MAKES THE HOUSE AN ATTRACTIVE CHOICE, PARTICULARLY SUITABLE FOR A FAMILY LOOKING FOR BOTH COMFORT AND ENTERTAINMENT WITHIN THEIR HOME.

This four-bedroom detached home in Huddersfield boasts a spacious and versatile layout, featuring three reception rooms that offer flexibility for various uses. The property also comes with on-site leisure facilities, providing convenient and enjoyable amenities for residents. This combination of ample living space and recreational options makes the house an attractive choice, particularly suitable for a family looking for both comfort and entertainment within their home.

Located on the outskirts of Huddersfield with easy access to the M62 motorway network as well as directly to both Huddersfield and Brighouse, creating the ideal setting for those looking to balance home working with being easily accessible to major centres.



To the ground floor is a spacious accommodation with lounge running through into the rear dining room which is presented with Karndene flooring. The Dining area then flows into the neutrally presented kitchen with space for a range of appliances. There is a third reception room, currently used as an office/studio but makes a fantastic dining room or potentially a ground floor bedroom. To the rear is a utility room with external access as well as a W.C.

On the first floor are four well proportioned bedrooms with the main bedroom having ensuite facilities with another large double situated to the front with ample bedroom furniture. The accommodation is then complete with the family bathroom.

Externally, a paved driveway allows for parking for multiple vehicles and gives access to the integral single garage. Pathways lead around the side of the property into the tiered rear garden. With walled boundaries, the garden is mainly laid to lawn with mature planted shrubs and vines with raised seating areas.

ADDITIONAL INFORMATION

COUNCIL TAX E

EPC D

TENURE Freehold. £50 per month charge for on site Leisure Facilities.

SERVICES All Mains Services Available

WHAT3WORDS ///indoor.assets.fines

AGENT NOTES

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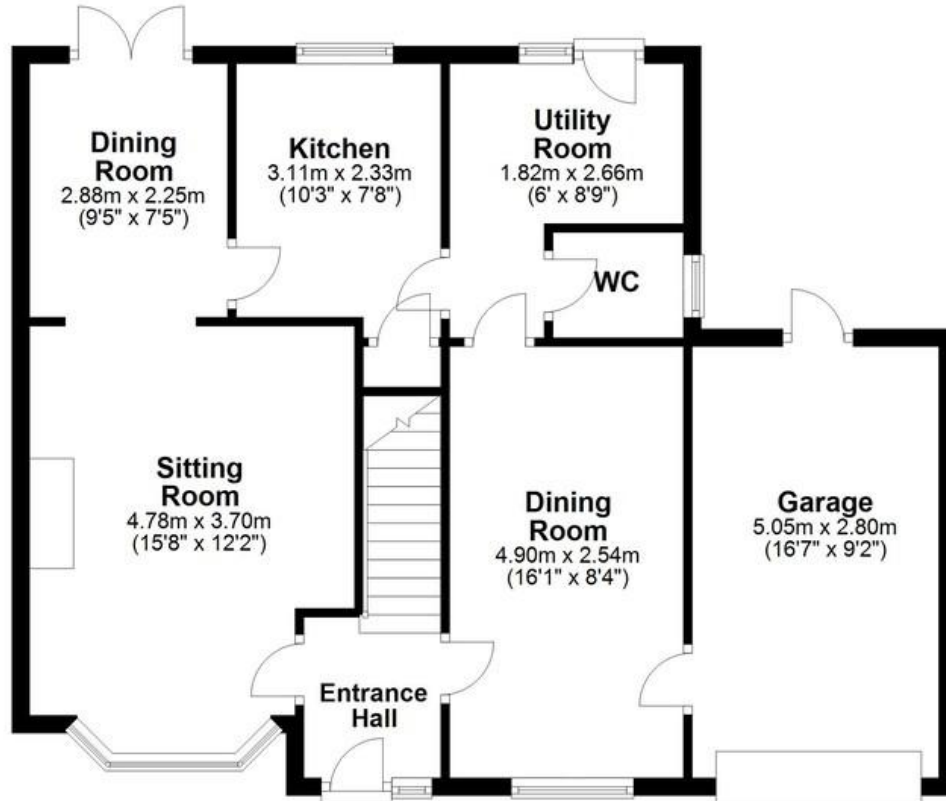






Ground Floor

Approx. 72.5 sq. metres (780.5 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.9 sq. feet)



Total area: approx. 121.9 sq. metres (1312.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		