



**Fields Way, Kirkheaton, Huddersfield HD5 0ND**

**welcome to**

**Fields Way, Kirkheaton Huddersfield**

Perfect for home movers and growing families, this home is brought to market in the highly sought after area of Kirkheaton. The home has ample space inside and out and is presented in a walk in condition.



## Ground Floor

### Entrance

Front door leading to a carpeted hallway warmed by a central heating radiator. Door to reception room. Stairs rise to the first floor.

### Lounge

13' x 12' 2" ( 3.96m x 3.71m )

This spacious reception room has carpeted flooring and is warmed by a gas fire with fireplace surround. There is also a central heating radiator. Double glazed window overlooks the front. Opening to dining area.

### Dining Room

9' 6" x 9' ( 2.90m x 2.74m )

Good sized diner again with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Study

8' 7" x 8' 10" ( 2.62m x 2.69m )

Let ideas come to life in this perfect office/study room with carpeted flooring and warmed by a central heating radiator. Opening to dining area and door to pantry. Double glazed window overlooks the rear.

### Kitchen

14' 6" x 8' 9" ( 4.42m x 2.67m )

Fitted with a range of white fronted base and wall units with contemporary work surfaces. Integrated electric oven with gas hob and extractor over plus a stainless steel splashbacks. Space for washing machine, dryer and fridge freezer. Sink unit with drainer. Having tiled flooring, radiator and three double glazed windows overlooking the front, side and rear. Door to rear garden.

## First Floor

### Landing

Having carpeted flooring, loft access and a double glazed window which overlooks the side.

### Bedroom One

11' 1" x 11' ( 3.38m x 3.35m )

Spacious double bedroom with integrated storage, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Two

11' 6" x 10' 8" max ( 3.51m x 3.25m max )

Second spacious double bedroom with integrated storage, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Bedroom Three

8' 8" x 7' 8" ( 2.64m x 2.34m )

Good sized carpeted room warmed by a central heating radiator. Double glazed window overlooks the side.

### Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. Fully tiled walls and vinyl flooring, radiator and double glazed window with frosted glass to the side.

## External

To the front is a lawned garden with path to the front door enclosed by mature shrubs and hedging. To the side is another good sized lawned garden with shrubbery and hedging. Access to shed and single garage with driveway.



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## Fields Way, Kirkheaton Huddersfield

- Located On A Quiet Road Situated In A Highly Sought After Location
- Ample Space Throughout With Three Reception Rooms
- Stunning Gardens To The Front and Side
- Off Street Parking With Garage

Tenure: Freehold EPC Rating: Awaiting

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

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