



**Dryclough Road, Huddersfield HD4 5JA**

**welcome to**

**Dryclough Road, Huddersfield**

**\*\*Guide Price £200,000 - £210,000\*\*** This true bungalow is brought to market with ample space throughout. Previously used as an office the home is well maintained and is offered with NO ONWARD CHAIN. This home is perfect for single storey living and even offers 2 reception rooms.



### **Lounge/entrance**

12' 8" x 11' 10" ( 3.86m x 3.61m )

Front door leading to hallway which opens to the lounge area. Having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### **Kitchen**

11' 10" x 8' 5" max ( 3.61m x 2.57m max )

Good sized kitchen area with a range of base units and worksurfaces. Space for fridge freezer. Sink unit with drainer. Having ceiling downlights and vinyl flooring. Central heating radiator, wall mounted gas boiler providing for radiators and hot water. Door to side and conservatory. Double glazed window to the side.

### **Conservatory**

10' 2" x 8' 8" ( 3.10m x 2.64m )

Good sized reception room with carpeted flooring and warmed by a central heating radiator. Double glazed windows to both sides and rear plus door to the side.

### **Bedroom One**

11' 5" x 11' 10" plus bow ( 3.48m x 3.61m plus bow )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Ceiling downlights and a double glazed bay window which overlooks the front.

### **Bedroom Two**

9' 9" x 11' 10" ( 2.97m x 3.61m )

Second good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### **Bathroom**

Bathroom suite comprising corner shower cubicle, low flush WC and vanity sink unit with mixer tap. Electric hand dryer, vinyl flooring, extractor, radiator and ceiling downlights.

### **External**

To the front is a lawned garden enclosed by fencing and shrubs. Gated access to driveway leading to garage to the rear with up and over doors. To the rear is a good sized, privately enclosed lawned garden again with hedging, shed and plenty of space for shrubbery.

### **N.B**

APPLICATION NUMBER: 2023/91647

A change of use application has now passed for the property to be changed from a commercial, business building to that of a service uses to dwellinghouses.



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## Dryclough Road, Huddersfield

- True Bungalow Located In A Highly Sought After Area
- Ample Space Throughout
- No Onward Chain
- Good Sized Rear Garden & Off Street Parking

Tenure: Freehold EPC Rating: D

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF115454 - 0003

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william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



[williamhbrown.co.uk](https://williamhbrown.co.uk)