



**Park Drive, Huddersfield HD1 4EG**

**welcome to**

**Park Drive, Huddersfield**

WOW! Stunning period property on one level with three bedrooms, an extremely SPACIOUS reception room, office/utility space, alongside family bathroom and separate w/c room. Expansive views over the water and Greenhead Park!



**Entrance**

10' 7" x 11' 6" ( 3.23m x 3.51m )

Front door leading to a good sized hallway with tiled flooring.

**Cloakroom**

Low flush WC and window to the front.

**Lounge**

16' 1" x 21' 3" ( 4.90m x 6.48m )

Beautifully space reception room with high ceilings, feature coved ceiling and ceiling rose with centre light. Warmed by a gas fire with original Victoria style fireplace and granite back and hearth. The room also has a central heating radiator. Flooded with plenty of natural light from the double glazed window providing amazing views across to Greenhead Park.

**Kitchen**

12' 6" x 9' 11" ( 3.81m x 3.02m )

Spacious kitchen area with fitted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob. Space for washing machine and dryer. Resin sink unit with drainer and mixer tap. Laminate flooring and a sliding sash window.

**Bedroom One**

16' x 19' 5" ( 4.88m x 5.92m )

Spacious double bedroom with alcove cupboards and shelving, Feature coved ceiling, ceiling rose with centre light and skirting boards. Seated bay window with single glazing to the front. Solid oak flooring.

**Bedroom Two**

12' 6" x 5' 11" ( 3.81m x 1.80m )

Good sized double bedroom with carpeted flooring and a central heating radiator. Double glazed window to the front.

**Bedroom Three**

11' 10" x 16' 1" ( 3.61m x 4.90m )

Spacious double bedroom with alcove fitted wardrobes. Original Victorian fireplace plus central heating radiator. Single glazed sash window to the side and solid oak flooring.

**Utility/office**

7' 7" x 7' ( 2.31m x 2.13m )

Having flooring to ceiling integrated cupboards and drawers plus carpeted flooring.

**Bathroom**

6' 6" x 12' 2" ( 1.98m x 3.71m )

Good sized bathroom suite comprising corner step in shower cubicle and corner bath. Wash hand basin, laminate flooring, part tiled walls, central heating radiator and a sliding sash window to the rear.



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## Park Drive, Huddersfield

- Period Property With Original Features
- Three Double Bedrooms, Office Space/Utility and Two Bathrooms
- Spacious Living Areas With Original High Ceilings
- Amazing Views Over Greenhead Parks Beautiful Water Features
- Ample On Street Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1887. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116192 - 0004

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