



Fell Grove, Sheepridge, Huddersfield HD2 1NQ

welcome to

Fell Grove, Sheepridge Huddersfield

Immaculately presented semi-detached family home. Having master bedroom with ensuite, driveway leading to garage plus guest parking, alongside direct access out to a spacious and enclosed south facing garden from lounge. Ideal for young and growing families.



Ground Floor

Entrance

Front door giving access to a good sized hallway with laminate flooring, radiator and carpeted stairs to the first floor. There is also an under stair storage cupboard.

Cloakroom

Low flush WC and wash hand basin with mixer tap, laminate flooring and extractor.

Kitchen

WOW! What a beautiful modern kitchen diner. This wonderful space is fully kitted with a range of white fronted base and wall units with wood effect worksurfaces and tiled splashbacks. Integrated appliances include an electric oven and induction hob with extractor hood over and an integrated dishwasher. There is space for a good sized fridge freezer and under counter washing machine. Circular sink unit with drainer and swan neck mixer tap. There space for a dining table and chairs. The room has laminate flooring, central heating radiator and ceiling spotlights. Double glazed window overlooks the front. Opening to the lounge area.

Lounge

10' 9" x 15' 11" (3.28m x 4.85m)

Leading from the kitchen to a modern presented, spacious reception room with a homely feel. The room has laminate flooring, is warmed by a central heating radiator and has ceiling spotlights. Two sets of double glazed patio doors open out to the garden perfect for those warmer months.

First Floor Landing

Doors to bedrooms and bathroom. Carpeted flooring, central heating radiator and ceiling spotlights. Door leading to second landing with carpeted flooring and radiator. Carpeted stairs to the second floor.

Bedroom Two

8' 11" x 10' 3" (2.72m x 3.12m)

Good sized doubled bedroom with full length fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Three

8' 10" x 13' 1" (2.69m x 3.99m)

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

Bathroom

9' 2" x 16' 11" (2.79m x 5.16m)

Spacious modern bathroom suite comprising P-shaped bath with glass shower screen to fit, low flush WC and wash hand basin with mixer tap and vanity cupboard. The bathroom is fully tiled with ceiling spotlights, extractor, heated towel warmer/radiator, storage cupboard and a double glazed frosted window to the rear.

Second Floor

Master Bedroom

18' x 15' 10" (5.49m x 4.83m)

Beautifully sized master bedroom with carpeted flooring and warmed by a central heating radiator. The room has ceiling spotlights, Velux window and a double glazed window to the front. There is also a loft hatch. Door to ensuite.

Ensuite

Comprising corner shower cubicle with tiled walls, low flush WC and wash hand basin with mixer tap. Heated towel warmer/radiator, laminate flooring, ceiling spotlights and a Velux window to the front.

External

Privately enclosed South facing lawned garden with patio seating area and side access to garage. To the front is a driveway leading to garage.



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welcome to

Fell Grove, Sheepridge Huddersfield

- Ideal For Young and Growing Families
- Quiet and Friendly Location Close To Motorway Access and Local Amenities
- Perfect Presentation To Every Room
- Driveway and Garage Parking
- South Facing Rear Garden

Tenure: Freehold EPC Rating: C

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116275 - 0003

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



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