



Lees Head Court, Dalton, Huddersfield HD5 9RS

welcome to

Lees Head Court, Dalton Huddersfield

Substantial four bedroom detached property. Surrounded by WOODLAND with stream offering a peaceful environment with spacious garden. Having two bathroom facilities plus ground floor w/c.



Ground Floor

Entrance

Front door leading to hallway having carpeted flooring and being warmed by a central heating radiator. Doors lead to kitchen diner, garage, cloakroom and WC. Stairs rising to the first floor.

Kitchen Diner

18' 7" x 11' 2" (5.66m x 3.40m)

Superb spacious and modern kitchen offering fitted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated appliances include an electric oven with gas hob and extractor over, dishwasher and fridge freezer. One and a half bowl sink unit with drainer and tap. Warmed by a central heating radiator. Has ceiling downlights and laminate flooring. Room for dining table and chairs and being the perfect places to enjoy family evening meals. Double glazed window overlooks the side and patio doors open out onto the side.

Wc

Comprising low flush WC and wash hand basin. Having tiled floor and is warmed by a central heating radiator. Double glazed window overlooks the side.

First Floor Landing

Spacious landing area with double glazed window overlooking the side. Doors lead to reception room and bedroom. Stairs rising to the second floor.

Lounge

16' 7" x 14' 3" (5.05m x 4.34m)

Good sized L-shaped reception area to enjoy family evenings having carpeted flooring and is warmed by a feature gas fire and separate central heating radiator. There are four double glazed windows, two to the front and two to the side providing plenty of light.

Bedroom One

11' 1" plus recess x 11' 2" (3.38m plus recess x 3.40m)

Good sized carpeted double bedroom being warmed by a central heating radiator and has a double glazed window which overlooks the side.

Ensuite

Ensuite shower room comprising corner walk-in shower cubicle, low flush WC and wash hand basin with mixer tap. Vinyl flooring, ceiling downlights, heated towel warmer/radiator and double glazed window with frosted glass to the side.

Second Floor Landing

Doors to bedrooms and bathroom. Double glazed window overlooking the side.

Bedroom Two

14' 5" x 9' 2" (4.39m x 2.79m)

Spacious carpeted double bedroom is warmed by a central heating radiator and has a double glazed window which overlooks the front giving views of the river.

Bedroom Three

11' 1" x 11' 2" (3.38m x 3.40m)

Good sized carpeted double bedroom being warmed by a central heating radiator. Double glazed window overlooking the side.

Bedroom Four

6' 11" x 8' 8" (2.11m x 2.64m)

Good sized carpeted room with radiator and double glazed window overlooking the front with views of the river.

Bathroom

7' 11" x 7' (2.41m x 2.13m)

Bathroom suite comprising P-shaped bath with shower screen and waterfall shower over. Low flush WC and wash hand basin with mixer tap. Heated towel warmer/radiator, extractor, part tiled walls and vinyl flooring. Ceiling downlights and double glazed window with frosted glass to the side.

External

To the front is a spacious driveway with access to integrated garage with up and over door. To the rear is a superb lawned garden area plus patio being enclosed by fencing. Perfect space for evening entertaining with a bar.



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welcome to

Lees Head Court, Dalton Huddersfield

- Detached Property Ideal For Families
- Situated In A Peaceful Location
- Quick Access to M62 Perfect For Commuters
- Surrounded By Woodland and Streams

Tenure: Freehold EPC Rating: C

offers in the region of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116291 - 0005

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