



Lees Head Court, Dalton, Huddersfield HD5 9RS

welcome to

Lees Head Court, Dalton Huddersfield

The property is brought to market in immaculate condition having being recently renovated throughout. Located next to a running stream the property offers a peaceful environment, spacious garden with a built in bar and spacious living throughout.



Property Details

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

11' 2" max x 18' 4" (3.40m max x 5.59m)

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.

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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

9' 3" plus recess x 14' 2" (2.82m plus recess x 4.32m)

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' 3" x 9' 3" (4.34m x 2.82m)

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

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

Bedroom Four

8' 10" x 8' 8" (2.69m x 2.64m)

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

Bathroom

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 hot tub and summerhouse.



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Lees Head Court, Dalton Huddersfield

- Situated In A Beautiful Location
- Recently Renovated Throughout
- Perfect For Families Of All Ages
- Open Plan Kitchen/Diner Plus Spacious Rooms Throughout
- Generous Sized Garden With Entertaining Space

Tenure: Freehold EPC Rating: C

guide price

£250,000 - £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF114109 - 0002

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