



**Britannia Road, Huddersfield HD3 4QF**



**welcome to**

**Britannia Road, Huddersfield**

Immaculately presented home located in a highly sought after Milnsbridge with beautiful gardens, off-road parking and two garages with converted space for use as a gym or home office. Located close to amenities and M62 networks in a peaceful yet convenient location, offered with no onward chain.



## Ground Floor

### Entrance

Front door leading into porch with double glazing and door to kitchen.

### Kitchen

12' 1" max x 14' 8" max ( 3.68m max x 4.47m max )

This superb kitchen diner is fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for fridge freezer and washing machine. The room has vinyl flooring, central heating radiator and a double glazed windows to the side and rear. Stairs lead to the first floor.

### Lounge

14' 2" into recess x 18' 10" into bay ( 4.32m into recess x 5.74m into bay )

This beautiful reception room is warmed by a multi fuel stove plus central heating radiator and is flooded with plenty of natural light from the double glazed bay windows and French doors leading out onto the patio garden overlooking the front. The room also has carpeted flooring.

## First Floor Landing

With carpeted flooring, loft hatch with pull down ladder leading to a partially boarded loft space with lighting and PIR floodlight.

### Bedroom One

13' 1" x 14' 1" into recess ( 3.99m x 4.29m into recess )

Superbly spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Two

10' 10" into cupboard x 7' ( 3.30m into cupboard x 2.13m )

Good sized bedroom with integrated wardrobe and cupboard, carpeted flooring and warmed by a central heating radiator. Double glazed windows overlook the side and rear.

### Bathroom

Bathroom suite comprising bath with shower over, concealed wash hand basin and low flush WC with fitted bathroom cabinets. Heated towel warmer/radiator, part tiled walls and vinyl flooring. Double glazed window to the rear.

## External

To the front of the property is a raised patio area, flower beds to either side of the garage, with external lighting including up and down light. The rear of the property has a lawned garden situated over two levels, patio area as well as being enclosed by timber fencing.

### Front Garage

16' 5" x 10' ( 5.00m x 3.05m )

Two block glass windows to each side and floodlights. Up and over door, power and light.

### Rear Garage

18' 2" x 27' ( 5.54m x 8.23m )

With electric roller shutter door, laid over two floors. Upstairs measuring 14'03 x 13'07 with carpeted flooring, eaves storage, mains electricity and water as well as colour changing LED's  
Internal wood shed/storage which is situated behind this garage complete with electricity and power.



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## Britannia Road, Huddersfield

- Situated In A Quiet Location Close To M62 Networks
- Immaculate and Spacious Throughout
- Offered With No Onward Chain
- Beautiful Gardens
- Converted Double Garage Plus Additional Single Garage and Off Road Parking
- CCTV To Both House and Garage

Tenure: Freehold EPC Rating: D

guide price

**£210,000 - £220,000**



Please note the marker reflects the postcode not the actual property

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