

Britannia Road, Milnsbridge, Huddersfield HD3 4QF

welcome to

Britannia Road, Milnsbridge Huddersfield

A beautifully presented semi-detached home in highly sought-after Milnsbridge, located close to amenities and the M62 networks whilst boasting fabulous features such as a detached garage, beautifully landscaped gardens and off-road parking, overlooking picturesque woodland views.













Ground Floor Conservatory

21' 4" x 6' (6.50m x 1.83m)

Being the main entrance of the home with laminate flooring and warmed by a central heating radiator. Double glazed windows all round. Double glazed French doors opening to the rear garden.

Lounge

13' 2" plus bay x 14' 2" into recess (4.01m plus bay x 4.32m into recess)

Fantastic sized reception room warmed by a multifuel fire with brick fireplace and hearth. The room also has a central heating radiator, carpeted flooring and a double glazed bay window which overlooks the front.

Kitchen

8' 9" x 14' (2.67m x 4.27m)

Spacious and modern kitchen fitted with a wide range of white fronted base and wall units with marble effect work surfaces and tiled splashbacks. Integrated double electric oven, microwave and gas hob with extractor over. There is also an integrated dishwasher and washing machine. Space for fridge freezer. With laminate flooring, radiator, space for dining table and chairs. Door to understairs pantry. Two double glazed windows overlook the rear. Stairs to first floor.

First Floor Landing

With carpeted flooring, radiator and loft hatch with pull down ladder leading to an insulated loft space.

Bedroom One

14' 2" into recess x 13' 2" (4.32m into recess x 4.01m) Superbly spacious and modern double bedroom has carpeted flooring and is warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

8' 4" x 12' (2.54m x 3.66m)

Second spacious double bedroom with integrated cupboards and wardrobe, carpeted flooring and warmed by a central heating radiator. Two double glazed windows overlook the side and rear.

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. With part tiled walls, laminate flooring, extractor fan and radiator. Window to the rear.

External

To the front is a beautiful tiered garden with raised decked seating overlooking woodland. To the rear is a well maintained lawned garden, detached single garage and a second lawned garden enclosed by timber fencing to the side of the garage. The property has driveway parking to the rear.





welcome to

Britannia Road, Milnsbridge Huddersfield

- Situated In A Highly Sought, Peaceful and Private Location Close To M62 Networks
- Offered With No Onward Chain
- Extended To The Side / Immaculately Presented Throughout With Spacious Rooms
- Well Maintained Gardens
- Garage and Driveway Parking
- Move In Ready

Tenure: Freehold EPC Rating: D

offers in the region of

£200,000







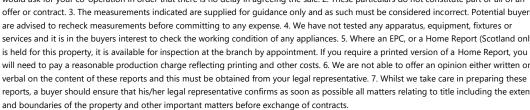


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116583



Property Ref: HDF116583 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent





william h brown

01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.