



**Ravensknowle Road, Huddersfield HD5 8BL**



**welcome to**

**Ravensknowle Road, Huddersfield**

Ideal for investment or first-time purchasers alike, this spacious home presented in move-in condition and located on a quiet street close to local amenities, public transport routes and the town centre of Huddersfield. With an off-road parking bay and a spacious dining-kitchen.



## Ground Floor

### Entrance

Front door leading to hallway with laminate flooring and stairs to first floor.

### Lounge

15' x 15' 3" max into recess ( 4.57m x 4.65m max into recess )

Superbly sized reception room warmed by a gas fire with fireplace and granite effect back and hearth. The room also has a central heating radiator. With laminate flooring and a double glazed window to the front.

## Lower Ground Floor

### Kitchen

9' 6" x 18' 2" ( 2.90m x 5.54m )

Superbly sized kitchen diner 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 dining table and chairs, washing machine and dryer. With tiled flooring, central heating radiator and a double glazed window to the front with door to storage area.

### Utility Room

4' 10" x 18' 7" ( 1.47m x 5.66m )

Dry basement storage space with space for fridge freezer.

## First Floor Landing

With carpeted flooring, integrated storage and a loft hatch.

### Bedroom One

9' 5" x 12' ( 2.87m x 3.66m )

Spacious double bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Two

8' 1" x 7' 11" ( 2.46m x 2.41m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. With part tiled walls and laminate flooring. Heated towel warmer/radiator.

## External

Externally, the property has an off-road parking bay to the front accessed via a dropped kerb.



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## Ravensknowle Road, Huddersfield

- Situated In A Highly Sought After Location
- Close To Public Transport Links, Amenities and Convenient For Town Centre
- Modern Throughout With Spacious Rooms and Kitchen Diner
- Off Road Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116632 - 0003

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