



Deveron Grove, Huddersfield HD2 2AF

welcome to

Deveron Grove, Huddersfield

An impressive and immaculately presented home in Edgerton with generous room sizes, a spacious conservatory, well-maintained gardens, a garage with extensive storage and ample off-road parking. Located on a peaceful, no-through road whilst close to amenities, the town centre and commuter links.



Ground Floor

Entrance

Front door leading to hallway with tiled flooring and radiator. Understairs storage cupboard and stairs to first floor.

Lounge

15' 5" x 12' 4" into recess (4.70m x 3.76m into recess)
Superbly spacious reception room is warmed by warmed by a gas fire and two central heating radiators. With carpeted flooring and a double glazed window overlooks the front.

Kitchen Diner

8' 9" x 22' 3" (2.67m x 6.78m)
Fantastic sized kitchen diner fitted with a range of white fronted base and wall units with granite effect work surfaces. Integrated electric oven, grill and induction hob with extractor over plus an integrated dishwasher and fridge freezer. With space for dining table and chairs, oak flooring, central heating radiator and a double glazed window to the rear. Double glazed doors open to the conservatory.

Conservatory

9' 1" x 16' 4" (2.77m x 4.98m)
Superbly spacious reception room with double glazed windows and doors. With oak flooring and a central heating radiator.

Utility Room

8' 3" x 5' 5" (2.51m x 1.65m)
With work surfaces, space for washing machine. Tiled flooring and a double glazed window to the side.

Bedroom One

13' x 11' 5" into wardrobe (3.96m x 3.48m into wardrobe)
Spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Ensuite

Bathroom suite comprising bath plus separate double shower cubicle, low flush WC and wash hand basin. With marble effect tiled flooring and tiled walls, extractor fan and double glazed window to the side.

First Floor Landing

With integrated shelves, storage into eaves and carpeted flooring.

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m)
Second spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

6' 11" x 12' 4" into recess (2.11m x 3.76m into recess)
Third spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooking the front.

Wc

Low flush WC and wash hand basin. Laminate flooring.

External

Externally, there is a gated driveway to the front of the property leading up to the integral garage with access under the house providing more storage space if desired, and a pebbled front garden. There is a well maintained and private rear garden with both a patio and a lawned area, enclosed by timber fencing.



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welcome to

Deveron Grove, Huddersfield

- Immaculately Presented Throughout
- Highly Sought After Edgerton Are - Fantastic Location For M62 Networks
- No Through Road
- Ground Floor Accommodation
- Dining Kitchen With Conservatory
- Ample Off Road Parking
- Beautiful Garden Space Plus Garage

Tenure: Freehold EPC Rating: E

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116726 - 0002

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)