



william
h brown
for sale
Huddersfield
01484 542072

Close Hill Lane, Huddersfield HD4 6LE


william
h brown

welcome to

Close Hill Lane, Huddersfield

Immaculate 3 bed semi with conservatory extension. New bathroom & open plan kitchen. Landscaped outdoor space and driveway with garage. Perfect for young families with no other properties overlooking to the front or rear!



Ground Floor

Entrance

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

Lounge

10' 9" x 10' 11" plus bay (3.28m x 3.33m plus bay)

Good sized reception room decorated to a modern standard with carpeted flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

Kitchen

16' 10" max x 10' 9" (5.13m max x 3.28m)

Superb sized kitchen fitted with a range of base and wall units with black work surfaces. Integrated double electric oven and microwave. Separate island unit fitted with an integrated induction hob. Space for fridge freezer. With ceiling spotlights, real wood flooring and opening to conservatory. Double glazed window to the rear and door to the side.

Conservatory

9' 5" x 8' 8" (2.87m x 2.64m)

Good sized room with cushioned flooring, central heating radiator and doors to the side.

First Floor Landing

With carpeted flooring and a fire escape window to the side. Access to boarded loft space with Velux window and strip lighting.

Bedroom One

10' 11" x 10' 2" (3.33m x 3.10m)

Good sized double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Two

10' 11" x 10' 5" (3.33m x 3.17m)

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

Bedroom Three

5' 8" x 7' 8" (1.73m x 2.34m)

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

Bathroom

Modern bathroom suite comprising superb sized corner shower cubicle, low flush WC and wash hand basin with drawers. With ceiling spotlights, heated towel warmer/radiator, floor to ceiling tiles. Window to the rear. Access to rear woodland area.

External

Recently landscaped private rear garden with bottom patio leading to astroturf section. Access to a second seated patio area perfect for table and chairs and enjoying a glass of wine in the sun. Driveway leading to garage.



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welcome to

Close Hill Lane, Huddersfield

- Perfect Presentation Inside and Out
- New Bathroom and Open Plan Kitchen.
- Newly Done Garden
- Rear Conservatory Extension
- Driveway and Garage

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 in the region of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116784 - 0004

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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.



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