



Botham Hall Road, Huddersfield HD3 4RH

welcome to

Botham Hall Road, Huddersfield

Modernised throughout, having two larger than average double bedroom, the master with full length fitted wardrobes. Newly tiled kitchen and new bathroom. Double driveway to the front. Garage and south facing garden to the rear. Spacious lounge with electric fire and beautiful window bay.



Ground Floor

Entrance

Side door leading to hallway with stairs to first floor.

Lounge

11' x 13' 4" (3.35m x 4.06m)

Spacious and modern reception room warmed by an electric remote controlled fire and a central heating radiator. The room has ceiling spotlights, laminate flooring and a double glazed bay window with oak window ledge which overlooks the front.

Kitchen

13' 5" x 13' 7" (4.09m x 4.14m)

Superbly spacious kitchen fitted with a range of oak fronted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor, dishwasher, fridge freezer and blinds. Space for washing machine. With tiled flooring and ceiling spotlights. Door to pantry cupboard plus double glazed patio doors to the rear garden.

First Floor Landing

With carpeted flooring and oak banisters.

Bedroom One

13' 6" x 9' 3" plus bay (4.11m x 2.82m plus bay)

Superb sized double bedroom with fitted wardrobes and vanity. Carpeted flooring, central heating radiator and a double glazed bay window with oak window ledge and fitted blinds.

Bedroom Two

12' 1" x 7' 8" (3.68m x 2.34m)

Spacious double bedroom with fitted wardrobe into bulkhead, carpeted flooring and a central heating radiator. Double glazed bay window overlooks the rear.

Bathroom

With double walk-in corner shower cubicle, low flush WC and wash hand basin. Being fully tiled with heated towel warmer/radiator and a double glazed window.

External

The rear garden is ideal for enjoying the sun being a sun trap with decked area just outside the kitchen door and a further turfed area plus patio section. There is a garage good for extra storage, use as a small home gym or workshop with full electricity running to it.



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Botham Hall Road, Huddersfield

- Modern Kitchen and New Bathroom Suite
- Sun Trap South Facing Garden
- Double Drive and Garage Ideal For Home Gym/Office
- Bespoke Fittings Throughout House

Tenure: Freehold EPC Rating: D

offers over

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116830 - 0004

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