



**Weatherhill Rise, Huddersfield HD3 2AF**

**welcome to**

**Weatherhill Rise, Huddersfield**

Immaculate newly built home within proximity to the M62 networks, schools, and the Huddersfield Royal Infirmary. With off-road parking, garage, and large rear garden. This property would be ideal as a first time buy or for those looking to settle somewhere peaceful yet convenient.



**Entrance**

With radiator.

**Lounge**

16' 1" x 10' 3" ( 4.90m x 3.12m )

Spacious reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

**Kitchen Diner**

18' 10" x 7' 8" ( 5.74m x 2.34m )

Spacious kitchen diner fitted with a range of base and wall units with marble effect work surfaces. Integrated electric oven and induction hob, dishwasher and fridge freezer. Space for washing machine. With tiled flooring, double glazed window to the rear and patio doors opening to the rear garden.

**First Floor Landing**

Window to the side.

**Bedroom One**

14' 2" x 9' 7" ( 4.32m x 2.92m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator, double glazed window to the front.

**Ensuite**

Shower cubicle, low flush WC and wash hand basin, central heating radiator, part tiled walls and vinyl flooring. Double glazed window to the side.

**Bedroom Two**

8' 8" x 11' 3" ( 2.64m x 3.43m )

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

**Bedroom Three**

9' 10" x 7' 10" ( 3.00m x 2.39m )

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

**Bathroom**

Bathroom suite comprising bath, low flush WC and wash hand basin. Part tiled walls and vinyl flooring. Central heating radiator and window to the side.

**External**

Externally, the property benefits from a double driveway and access to the integral garage from the front.



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## Weatherhill Rise, Huddersfield

- Three Double Bed Detached Home With Integral Garage
- Modern Throughout
- Quiet Cul-De-Sac Position
- Ample Kitchen/Dining Space
- Large Rear Garden and Patio Area

Tenure: Freehold EPC Rating: B

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116977 - 0004

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