



**Sandpiper Court, Crosland Moor, Huddersfield HD4 5FB**



**welcome to**

**Sandpiper Court, Crosland Moor, Huddersfield**

Located close to public transport and amenities, this immaculately presented home is newly built and has been finished to a high standard throughout, with fabulous features such as off-road parking, EV charging, a landscaped rear garden with decking and a summerhouse, and open-plan living space.



### **Lounge**

16' 5" x 9' 11" ( 5.00m x 3.02m )

Superb sized reception room decorated to a modern standard. Warmed by a feature electric wall fire and a central heating radiator. The room has laminate flooring. Double glazed patio doors to the rear. Opening to kitchen.

### **Kitchen**

12' 1" x 16' 5" ( 3.68m x 5.00m )

Superb sized modern kitchen fitted with a range of base and wall units with contemporary work surfaces. Integrated electric oven, induction hob with stainless steel splashbacks and extractor, microwave and fridge freezer. Space for washing machine. Marble effect central island unit. With laminate flooring, two central heating radiators, understairs storage cupboard and a double glazed window and door to the front.

### **First Floor Landing**

With carpeted flooring and warmed by a central heating radiator. Boiler cupboard and access to loft. Double glazed window to the side.

### **Bedroom One**

9' 3" max x 12' 2" to wardrobe ( 2.82m max x 3.71m to wardrobe )

Spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### **Ensuite**

Shower cubicle, low flush WC and wash hand basin. With tiled walls and flooring. Heated towel warmer/radiator and extractor.

### **Bedroom Two**

9' 9" to wardrobes x 9' 3" ( 2.97m to wardrobes x 2.82m )

Good sized room with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

### **Bedroom Three**

6' 10" x 10' 8" into alcove ( 2.08m x 3.25m into alcove )

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

### **Bathroom**

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With tiled walls and flooring. Heated towel warmer/radiator, double glazed window to the front.

### **External**

Externally, this beautiful home has some fabulous features such as a driveway to the side with an EV charging point, a small front garden and a wonderful sun-trap to the rear, completed with raised stone flagged patio under a veranda with toughened glass roofing and side panel, lawn space and a further patio with a summerhouse.



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welcome to

## Sandpiper Court, Crosland Moor Huddersfield

- Beautifully Presented Property Situated In A Peaceful and Private Location
- Immaculate Garden With Decking and Summerhouse
- Off Road Parking and EV Charging Point
- Open Plan Living and Kitchen Island
- Bi-folding Doors - Spacious Rooms
- Close To Public Transport Links
- High Quality Throughout

Tenure: Freehold EPC Rating: B

offers in the region of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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