

Wain Park, Berry Brow, Huddersfield HD4 7QX



## welcome to

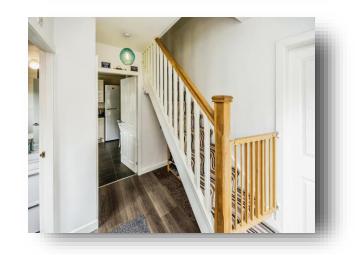
## Wain Park, Berry Brow Huddersfield

Detached property with ground floor bathroom in an extremely private location. Having 2 beds, an expansive living room and modern kitchen, with a driveway and garage and an enclosed garden space.













#### Lounge

#### 20' 8" x 11' 11" ( 6.30m x 3.63m )

Extremely spacious and modern reception room with laminate flooring. Warmed by a gas fire and central heating radiator. The room also has patio doors to the private garden.

#### Kitchen

10' 9" x 12' 7" ( 3.28m x 3.84m )

Beautiful kitchen fitted with a range of cream front base and wall units, wood effect work tops and a glass tile splashback. Integrated electric oven and gas hob with extractor. Space for a washing machine and under counter fridge. Central heating radiator and a double glazed window to the front.

#### First Floor Bathroom

Separate bath and shower with a low flush WC and a wash hand basin with vanity cabinet. Laminate flooring and tiled walls with a double glazed window to the front.

#### **Bedroom One**

12' x 10' (3.66m x 3.05m)

Spacious double bedroom with double glazed French door opening to a balconette overlooking the garden. Fitted door with glass fronted sliding door and carpeted floors.

#### Bedroom Two

9' 11" x 9' 7" ( 3.02m x 2.92m ) Good sized room with carpeted flooring, warmed by a central heating radiator. Double glazed window to the front and a fitted wardrobe with glass sliding doors.

#### Garage

12' 11" x 8' 1" ( $3.94m \times 2.46m$ ) Good sized garage with space for cars and door into the rear garden, plus a double glazed window to the rear.

#### External

Well kept privately enclosed lawned rear garden, with lawn area and flower beds. Paved to the side of the house with access to lounge from patio doors.





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- Very private
- Garage and driveway parking
- Fitted floor to ceiling wardrobes in both bedrooms
- Patio doors out to garden from living area

#### Tenure: Leasehold EPC Rating: D

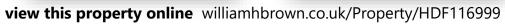
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£240,000









Property Ref: HDF116999 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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