



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 x 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116999 - 0006

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