



Curzon Street, Huddersfield HD2 1XB

welcome to

Curzon Street, Huddersfield

If you are looking for a fabulous first purchase or to settle in a peaceful yet convenient location close to the M62 networks, this move-in ready home has a large garden and dining-kitchen whilst being presented immaculately throughout. On a no-through road and close to schools, shops and transport.



Entrance Hall

Entrance hall with laminate flooring, warmed by a central heating radiator.

Lounge

12' 8" into recess x 14' (3.86m into recess x 4.27m)

Immaculate lounge, spacious and modern lounge with grey wood effect laminate flooring, with a feature wood panelled wall. Warmed by a central heating radiator, with a double glazed window to the front.

Kitchen

6' 9" x 15' 7" (2.06m x 4.75m)

Modern and move in ready kitchen fitted with white base and wall units with wood effect laminate work tops, laminate flooring continued on from the lounge. With integrated dishwasher and fridge/freezer, electric oven and hob with extractor hood. Warmed by a central heating radiator, with a double glazed window to the rear. Space for under counter washing machine. Plus a pantry cupboard.

First Floor

Carpeted landing with access to loft via loft hatch.

Bedroom One

12' 7" max x 10' (3.84m max x 3.05m)

Good sized double bedroom with carpeted flooring, modernly decorated with integrated wardrobe and cupboard, providing lots of extra storage. Warmed by a central heating radiator, with a double glazed window to the front.

Bedroom Two

10' 5" x 7' 10" (3.17m x 2.39m)

Good sized bedroom, modern and light with carpeted flooring, and a double glazed window to the rear. Warmed by a central heating radiator.

Bathroom

Immaculately presented family bathroom with laminate tile flooring. Move in ready, fitted with a low flush WC, wash hand basin with vanity cupboards, corner shower cubicle, extractor fan and a heated towel rail. With a frosted double glazed window to the rear.

External

Rear Garden

Fantastic spacious garden with a patio and pebbled hillside garden with faux lawn, raised decking and a summerhouse with power. The whole garden is enclosed by timber fence.



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welcome to

Curzon Street, Huddersfield

- Immaculately Presented Throughout
- Peaceful Yet Convenient Location Close To M62 Networks, Schools and Amenities
- Ideal As A First Time Purchase
- Move In Condition With Spacious Rooms Throughout
- Generous Garden Space

Tenure: Freehold EPC Rating: D

offers over

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117242 - 0004

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