



Wood Lane, Huddersfield HD4 6PT

welcome to

Wood Lane, Huddersfield

Perfect for families offering local amenities and great schools. With large sized rooms and spacious living area. Move in condition-book a viewing now!



Lounge

14' 10" x 11' 5" (4.52m x 3.48m)

Good sized lounge with a feature fireplace, modernly decorated with carpeted flooring. A rouble glazed window to the front, warmed by a central heating radiator.

Kitchen

12' 9" x 9' 9" (3.89m x 2.97m)

A modern, beautifully presented kitchen fitted with white base and wall units with laminate work tops, an integrated electric hob and oven, with space for an undercounter dishwasher and stand alone fridge/freezer. Warmed by a central heating radiator, laminate flooring and a double glazed window to the rear.

Dining Room

11' 10" x 9' 3" (3.61m x 2.82m)

Spacious lounge with ample space for eight seater dining table and chairs. Immaculately presented and finished to a high standard, the space is perfect for families.

Conservatory

12' 8" x 9' 5" (3.86m x 2.87m)

Spacious and modern conservatory with laminate flooring. Double glazed windows to the sides and roof providing lots of natural light.

Downstairs Wc/Shower Room

A good sized bathroom fitted with a walk in shower, wash hand basin and a low flush WC.

Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m)

Spacious double bedroom with an en suite. Carpeted flooring, warmed by an electric fireplace, with a double glazed window to the side.

En Suite

Well presented, tiled en suite fitted with a wash hand basin, low flush WC and shower cubicle. Plus a double glazed window to the side.

First Floor

Bedroom Two

11' 5" x 11' 11" (3.48m x 3.63m)

Another spacious double bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the front.

Bedroom Three

9' 10" x 8' 4" (3.00m x 2.54m)

Good sized double bedroom, well presented. Fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the side.

Bedroom Four

8' 3" x 4' 8" (2.51m x 1.42m)

Well presented, good sized single room with carpeted flooring, warmed by a central heating radiator. A double glazed window to the rear.

Bedroom Five

13' 4" x 8' 2" (4.06m x 2.49m)

Good sized bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the rear.

Bedroom Six

13' 5" x 9' 5" (4.09m x 2.87m)

Another well presented bedroom with carpeted flooring, warmed by a central heating radiator, with a double glazed window to the rear.

Bathroom

Good sized family bathroom. Fully tiled and fitted with a shower over bath, low flush WC and wash hand basin. Warmed by a central heating radiator.

External

Driveway to the front of the property.
To the rear is large garden with a patio.



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Wood Lane, Huddersfield

- Move In Condition
- Situated Close To Amenities
- Spacious Family Lounge
- Additional Storage Rooms and Areas Throughout
- Driveway Parking Plus Rear Enclosed Garden

Tenure: Freehold EPC Rating: C

offers in the region of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117250 - 0002

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