

Rutland Road, HUDDERSFIELD HD3 4RA



# welcome to

# **Rutland Road, HUDDERSFIELD**

Located in a quiet yet convenient spot close to local amenities and commuter networks, this immaculate true bungalow with spacious rooms, offroad parking, a garage and gardens front and rear is ideal for those looking to settle in a sought-after location and occupy a move-in ready new home.













#### **Entrance Hall**

Carpeted entrance hall with carpeted flooring, a sliding door to storage and a double glazed window to the front. Warmed by a central heating radiator.

#### Lounge

19' 9" into recess x 12' 5" into recess ( 6.02m into recess x 3.78m into recess )

Spacious and well presented lounge with carpeted flooring, Modernly decorated plus a feature fireplace complete with a log burner. Warmed by two central heating radiators, and with a double glazed window to the front. With ample space for dining table and chairs,

### Kitchen

10' 9" x 8' 6" ( 3.28m x 2.59m )

Good sized kitchen with laminate flooring fitted with a range of base and wall units and laminate work tops, With an integrated double electric oven and hob, lots of extra storage into an integral cupboard. With space for fridge/freezer and undercounter washing machine and dishwasher space.

### **Bedroom One**

11' 8" x 8' 7" ( 3.56m x 2.62m )

Extremely spacious double bedroom with carpeted flooring. Warmed by a central heating radiator, and with a double glazed window to the rear.

#### **Bedroom Two**

9' 3" x 16' 5" (  $2.82m \times 5.00m$  ) Good sized double bedroom with a double glazed window to the rear. Warmed by a central heating radiator, and carpeted flooring.

#### **Bedroom Three**

6' 1" x 8' 6" ( 1.85m x 2.59m ) Good sized single bedroom with carpeted flooring, with a double glazed window to the side. Warmed by a central heating radiator.

#### Bathroom

Spacious family bathroom with laminate flooring. With a double glazed window to the side. Fitted with a bath and separate shower cubicle, low flush WC and wash hand basin plus extractor. Warmed by a central heating radiator.

#### External

Well kept rear garden, fully enclosed with a timber fence. Consisting of a lawned area and a patio with raised flower beds.

Garage with full power and lighting and a double glazed window to the side. With an up and over door.





## welcome to

# **Rutland Road, HUDDERSFIELD**

- Stunning true bungalow in a sought after location
- Renovated to a high standard throughout
- Good sized driveway and garage
- Peaceful road with no-through traffic yet close to M62 networks
- Front and rear gardens

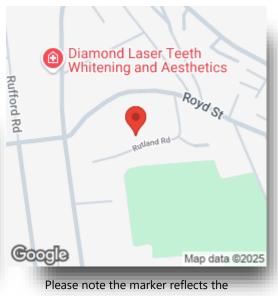
Tenure: Freehold EPC Rating: C

offers in the region of

£240,000







postcode not the actual property

The Property Ombudsman

Property Ref: HDF117381 - 0003 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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