



**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, off-road 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 x 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.



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117381 - 0003

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