

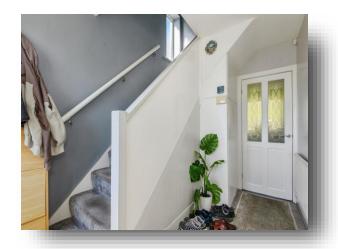
**Knaresborough Drive, Huddersfield HD2 2PR** 

## welcome to

# **Knaresborough Drive, Huddersfield**

This 3-bedroom semi-detached house offers great potential for those looking to put their own stamp on a property. The property provides a fantastic opportunity to create a home to your liking. The property features a spacious living area, a basic kitchen,













#### Lounge

9' 9" x 21' 8" ( 2.97m x 6.60m )

Extremely spacious lounge/diner with ample space for dining table and chairs. With a double glazed window to the rear and one to the front. Warmed by a central heating radiator and a fireplace. With carpeted flooring.

#### Kitchen

9' 7" x 9' 1" ( 2.92m x 2.77m )

Good sized kitchen which is well presented, fitted with a range of base and wall units with laminate worktops. Fitted with an integrated oven and gas hob with extractor hood. With space for under counter washing machine and stand alone fridge/freezer. With a double glazed window to the rear, and an external side door.

### First Floor Bedroom One

12' 7" x 9' (3.84m x 2.74m)

Good sized and well presented bedroom with carpeted flooring. Warmed by a central heating radiator, with a double glazed window to the front.

#### **Bedroom Two**

9' 1" x 10' 10" ( 2.77m x 3.30m )

Another good sized double bedroom with a double glazed window to the rear. Warmed by a central heating radiator, and fitted with carpeted flooring.

#### **Bedroom Three**

8' 4" x 8' 10" ( 2.54m x 2.69m )

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

#### **Bathroom**

Good sized bathroom fitted with a frosted double glazed window to the side. With a walk in shower cubicle, low flush WC and wash hand basin. Partially tiled, warmed by a central heating radiator.

#### External

Extremely spacious garden, perfect for children. With a patio area towards the house.





## welcome to

## **Knaresborough Drive, Huddersfield**

- 3-bedroom semi-detached house
- Spacious living area
- Three well-sized bedrooms,
- Rear garden offering space for outdoor activities
- On-street parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 6.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £180,000







York Ave

Pateley Cres

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117602



Property Ref: HDF117602 - 0006 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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