



Bent Lea, Huddersfield HD2 1QW

welcome to

Bent Lea, Huddersfield

Offered to the market is this superb 4 bedroom detached home in a sought after location of Huddersfield



Lounge

12' 1" x 14' 3" (3.68m x 4.34m)

Well presented and move in ready lounge with wood effect laminate flooring. With lots of natural light coming from a double glazed window to the rear. Warmed by a central heating radiator and an electric fireplace.

Kitchen

10' 7" x 10' 7" (3.23m x 3.23m)

Larger than average, modern kitchen with a double glazed window to the rear. Fitted with a range of wood base and wall units with laminate worktops. With an integrated dishwasher. With space for fridge/freezer and range oven and hob. Modern and move in ready.

Dining Room

9' 8" x 11' 1" (2.95m x 3.38m)

Spacious dining room which is immaculately presented and fitted with laminate flooring. Warmed by a central heating radiator, with lots of natural light from double glazed sliding doors to the rear, making the space perfect for those who love to host.

Utility Room

Good sized utility room with laminate flooring, with external door to the rear. With space for washing machine.

First Floor

Carpeted landing with access to the loft via loft hatch which is boarded with a ladder.

Bedroom One

13' 9" x 11' 5" (4.19m x 3.48m)

Spacious double bedroom which is modern and bright. With lots of natural light from a double glazed window to the rear. Lots of extra storage into built in wardrobes, and warmed by a central heating radiator.

En Suite

Ideal en suite bathroom, fully tiles and fitted with a vanity sink, walk in shower and low flush WC. Warmed by a heated towel rail.

Bedroom Two

11' 1" x 10' 9" (3.38m x 3.28m)

Another good sized double bedroom fitted with carpeted flooring. Warmed by a central heating radiator. Lots of natural light from a double glazed window to the rear.

Bedroom Three

17' 8" x 9' 2" (5.38m x 2.79m)

Fabulously spacious bedroom, making the property perfect for families, with a double glazed window to the rear and warmed by a central heating radiator.

Bedroom Four

10' 3" excluding wardrobes x 9' 1" (3.12m excluding wardrobes x 2.77m)

Another good sized fourth bedroom with carpeted flooring. Warmed by a central heating radiator. With a double glazed window to the front.

Bathroom

Spacious family bathroom which is fully tiled and fitted with a vanity sink - providing lots of extra storage. With a frosted double glazed window, Shower over bath and a low flush WC and warmed by a heated towel rail.

External Garage

Garage with an electric roller door, and a double glazed window to the rear. Excellent space for storage, making the property perfect for families.

Front Garden

To the front of the property is a tarmac drive, and a small lawn area also.

Rear Garden

Extremely spacious lawned rear garden which is fully enclosed by timber fence. Ideal for families, with a stone flag patio to the house also.



view this property online williamhbrown.co.uk/Property/HDF117741



welcome to

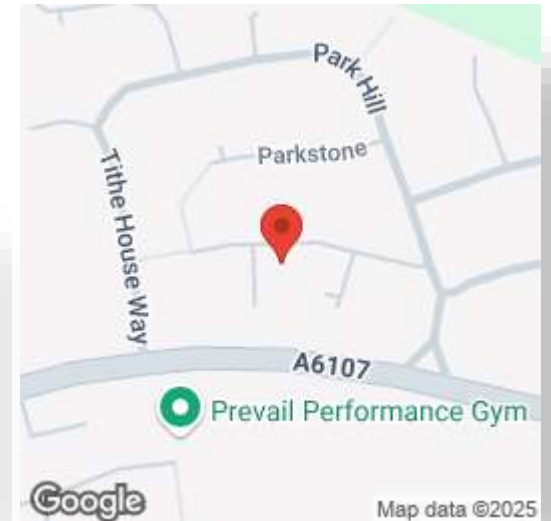
Bent Lea, Huddersfield

- Detached Family Home
- 4 Double Bedrooms
- Three Reception Rooms
- Integral Garage
- Ready to Move In To
- Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over

£360,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117741



Property Ref:
HDF117741 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk