



**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.



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## **Bent Lea, Huddersfield**

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

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

offers over  
**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDF117741 - 0005

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