



Merlin Court, Huddersfield HD4 7SP

welcome to

Merlin Court, Huddersfield

Set in a desirable and elevated position, this spacious and well-appointed four-bedroom detached property offers a rare opportunity to acquire a family home with stunning views of Castle Hill, ample living space, and beautifully maintained gardens, with a large driveway and attached garage.



Entrance Hall

Fantastically spacious entrance hall welcomes you into the home, with feature wood panneling on the walls. The space is warmed by a central heating radiator, and fitted with carpeted flooring.

Lounge

18' 8" x 11' 3" (5.69m x 3.43m)

This bright and airy lounge is well decorated and beautifully presented. With ample space, this room creates the perfect space for the growing family. Fitted with carpeted flooring and warmed by a central heating radiator, plus a feature fireplace. With lots of natural light flowing through large double glazed bay windows to the front.

Kitchen

9' 8" x 15' 8" (2.95m x 4.78m)

Extremely generously sized kitchen with space for a dining table and chairs. Fitted with a range of base and wall units with laminate worktops, with an integral fridge/freezer. With space for nearly new Bloomberg cooker with a grill and hob below integral extractor fan, plus space for an undercounter Bosch washing machine. Natural light flowing from two double glazed windows to the rear and an external door to the side.

Reception Two

9' 10" x 8' 7" (3.00m x 2.62m)

Second reception room which is currently used as a home office, with the potential for a separate dining room to suit personal taste. Fitted with carpeted flooring and warmed by a central heating radiator. Natural light from a double glazed window to the rear.

Frist Floor Landing

Spacious landing with carpeted flooring and continuous wood panneling from the entrance hall.

Bedroom One

9' 9" x 11' 4" (2.97m x 3.45m)

Good sized double bedroom with carpeted flooring. Warmed by a central heating radiator and with a double glazed window to the front. The space is well presented and move in ready.

Bedroom Two

8' 8" x 8' 3" (2.64m x 2.51m)

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

Bedroom Three

8' 8" x 9' 11" (2.64m x 3.02m)

Third bedroom is well sized and modern with a double glazed window to the rear. Fitted with carpeted flooring and warmed by a central heating radiator.

Bedroom Four

9' 8" x 9' 11" (2.95m x 3.02m)

Bedroom four makes this the ideal property for a growing family. Fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the rear.

Bathroom

Good sized family bathroom which is fully tiled. Fitted with a shower over bath, low flush WC and wash hand basin, with a double glazed window to the rear.

External

Externally the property benefits from 10 solar pannels on the south facing roof slope, fitted in 2010.

Front

The front of the property comprises of an immaculately kept lawn on wither side of a large tarmac drive. With established shrubs creating privacy from the road.

Rear

To the rear of the property are impressive landscaped gardens and established hedges creating the idyllic space to relax, managed organically since the house was built in 1984. Fully enclosed and with a large patio towards the property, plus patio seating areas in the garden space. The property also enjoys gated access onto Hawkroyd Bank playing fields, accessed through the rear of the property.



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welcome to

Merlin Court, Huddersfield

- **GUIDE PRICE £390K-£400K**
- Four-Bedroom Detached Home
- Stunning Views of Castle Hill
- Large Driveway & Attached Garage
- Generous Front and Rear Gardens
- Sought-After Location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£390,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF117813 - 0006

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