



**Sandpiper Court, Huddersfield HD4 5FB**

**welcome to**

## **Sandpiper Court, Huddersfield**

This move in ready home is perfect for those looking to upsize into a walk in condition property. Located in a quiet, peaceful estate in Crosland Moor the home is conveniently close to commuter links, schools and Huddersfield Town Centre.





### **Kitchen/Lounge**

9' 1" x 11' 4" ( 2.77m x 3.45m )

Great sized open plan Kitchen/living area with ample space for a dining table and chairs. The Lounge is modern and bright with double glazed bi-folding doors opening out onto the enclosed rear garden. Fitted with carpeted flooring and warmed by a central heating radiator.

The kitchen is immaculately presented and fitted with a range of base and wall units, integral modern appliances such as a hob, oven and extractor fan. With ample natural light from a double glazed window to the front, with space for an under counter washing machine.

### **Downstairs Wc**

Complete with vinyl flooring, a low flush WC and wash hand basin.

### **First Floor Bedroom One**

12' 2" x 9' 3" ( 3.71m x 2.82m )

Spacious double bedroom which is modern and well presented. Fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the front.

### **Bedroom Two**

9' 3" x 13' ( 2.82m x 3.96m )

Fabulously spacious double bedroom which is immaculately presented. Fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the front.

### **Bedroom Three**

9' 10" x 8' ( 3.00m x 2.44m )

Third bedroom makes the home ideal for those with a growing family, or those looking for a home office. Fitted with carpeted flooring and warmed by a central heating radiator. With natural light from a double glazed window to the rear,

### **Bathroom**

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

### **Second Floor Bedroom Four**

Master bedroom is well proportioned and presented to a move in ready standard. Complete with its own walk in wardrobe space and en suite bathroom. The space is neutrally decorated and fitted with carpeted flooring, warmed by a central heating radiator and has natural light flowing from a double glazed window to the front.

### **En Suite**

Fabulous en suite which is fitted with a walk in shower cubicle, low flush WC and a wash hand basin. The space is modern and bright.



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## Sandpiper Court, Huddersfield

- Open plan living
- Modern throughout, presented to a move in ready standard
- Off street parking for multiple cars
- Good sized rear garden
- Four bedroom home

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

**£265,000**



Please note the marker reflects the  
postcode not the actual property

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