



Park Hill, Huddersfield HD2 1QG

welcome to

Park Hill, Huddersfield

Fabulous detached bungalow set into well kept private gardens. This property is ideal for those looking to downsize into a quiet yet convenient location, close to local amenities and transport links.



Entrance Hall

Well presented entrance hall, fitted with carpeted flooring and warmed by a central heating radiator. With lots of storage into an integral cupboard, the space is warmed by a central heating radiator and provides access to the loft via a loft hatch.

Lounge

21' 5" x 15' 2" (6.53m x 4.62m)

Fabulously spacious L-shaped lounge is a real asset to the home. the space is warmed by a characterful gas fireplace and a central heating radiator, with lots of natural light into the space from a double glazed window to the rear. Open plan to the dining room, the space is great for entertaining.

Dining Room

21' 5" x 9' 7" (6.53m x 2.92m)

Spacious dining room which is bright and open with double glazed sliding doors to the rear and a double glazed window providing lovely views across the private garden. Warmed by a central heating radiator.

Kitchen

12' x 9' 10" (3.66m x 3.00m)

Well proportioned kitchen which is well presented to move in ready condition. Fitted with a range of base and wall units with wood worktops, and tile flooring. Complete with an integrated gas oven and hob, as well as space for a fridge/freezer, dishwasher and space for an integrated fridge/freezer. Warmed by a central heating radiator, with a double glazed window to the rear and an external door.

Bedroom One

10' 10" x 12' 2" max into recess (3.30m x 3.71m max into recess)

Good sized double bedroom with lots of storage space for free standing wardrobes. Fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the rear. The bedroom also offers an en suite.

En Suite

Great sized en suite bathroom with laminate flooring. Fitted with a low flush WC, wash hand basin and extractor fan. With a double glazed window to the rear, the space is warmed by a central heating radiator.

Bedroom Two

9' x 9' (2.74m x 2.74m)

Bright and well presented second bedroom presented to a move in ready condition. With carpeted flooring and fitted with a double glazed window to the front. Warmed by a central heating radiator.

Bedroom Three

8' 1" x 11' 3" (2.46m x 3.43m)

Good sized third bedroom is fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the front.

Bathroom

Bright and airy bathroom fitted with a walk in shower cubicle, low flush WC and wash hand basin. With an integral cupboard housing the washing machine. Warmed by a heated towel rail and fitted with tile flooring.

Garage

Detached double garage with up and over doors. Complete with full power and lighting - ideal for those looking for a garage conversion into a home office or workshop.

External

The property boasts a private three sided garden, with a tarmac drive to the front leading to the detached double garage. The garden consists of well kept spacious lawn areas and established shrubbery creating a private space for the home. There is also patio seating areas, great for enjoying the outdoors.



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welcome to

Park Hill, Huddersfield

- Fantastic established gardens
- Close to local amenities and transport links
- Ample off road parking
- Detached double garage
- Three well sized bedrooms
- En suite bathrooms
- Spacious lounge and dining room

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

guide price

£300.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118076 - 0003

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