



West Lodge Crescent, Ainley Top, Huddersfield, HD2 2EH

welcome to

West Lodge Crescent, Ainley Top, Huddersfield

Spacious three bedroom semi-detached dormer bungalow located in Ainley Top with fantastic motorway links. This property has spacious rooms throughout and fabulous views across Calderdale, as well as beautifully kept front and rear gardens, and a large driveway with space enough for multiple cars.



Lounge

13' x 11' 11" (3.96m x 3.63m)

Spacious lounge with lots of natural light from a large double glazed window to the front and two to the side. Warmed by a central heating radiator and a characterful gas fireplace. Fitted with carpeted flooring.

Kitchen

9' 10" x 10' 10" (3.00m x 3.30m)

Larger than average kitchen fitted with a range of modern base and wall units and laminate flooring, with an integral gas hob, electric oven and extractor hood. Plus space for a stand alone fridge/freezer. The space is bright and airy with a double-glazed window to the side and access to the utility room; ideal for extra storage.

Dining Room

12' 9" x 11' 9" (3.89m x 3.58m)

Spacious dining room which is fitted with carpeted flooring, warmed by a central heating radiator and a characterful gas fireplace. It has a double-glazed window to the rear allowing lots of natural light into the space.

Utility

Great sized room which offers extra space, ideal for families, with undercounter fridge and freezer space plus undercounter washing machine space with laminate worktops. It has an external door to the rear as well as two double-glazed windows.

Bedroom One

10' 9" x 11' 5" (3.28m x 3.48m)

Spacious double bedroom with carpeted flooring, well presented and with lots of extra storage into integral wardrobes which also boasts a built in vanity. Warmed by a central heating radiator, with a double glazed window to the front.

Bedroom Two

9' 3" x 5' 6" (2.82m x 1.68m)

A second well sized bedroom makes the property ideal for a growing family, or those looking for a

home office. Warmed by a central heating radiator, with a double glazed window adding lots of natural light into the room.

Bathroom

Good sized house bathroom which is presented to a move in ready condition. Fitted with half tile, a walk in shower cubicle, low flush WC and wash hand basin. Warmed by a heated towel rail with a double glazed frosted window adding natural light into the room.

First Floor

Bedroom Three

12' 3" x 11' 4" (3.73m x 3.45m)

Great sized double bedroom with carpeted flooring, neutrally decorated and well presented to a move in ready standard. Complete with a built in wardrobe and vanity, and a large double glazed window looking out onto fabulous views. Warmed by a central heating radiator.

En Suite

Bedroom three leads into an en suite bathroom with laminate flooring. Modern and bright the space is fitted with a walk in shower cubicle, low flush WC and wash hand basin. Velux window to the front.

Front

Well maintained front garden consists of a tiered patio, with established shrubbery; plus a driveway with enough space for multiple cars which stretches down the side of the property to the garage and rear garden.

Rear

Well looked after spacious rear garden with a lawn and flower beds and established shrubbery. In the rear garden there is a beautiful chalet/garden room with electrical power and heating. It has sliding doors and double-glazed windows. It is ideal for those looking for a home office/workshop or gym. The rear garden is enclosed by a timber fence and hedge.

Garage

There is a garage with remotely-operated doors opening out onto the driveway.



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welcome to

West Lodge Crescent, Ainley Top Huddersfield

- Three bedroom dormer bungalow
- Beautiful views and large double glazed windows throughout
- Garden room with sliding doors and double glazed windows
- Well presented throughout
- Well maintained front and rear gardens

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118065 - 0007

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