



Boothroyd Drive, Huddersfield, HD4 5QH

welcome to

Boothroyd Drive, Huddersfield

A well-presented bungalow in a peaceful yet convenient location close to local amenities and bus routes, with ample off-road parking, generous gardens and a conservatory extension. Ideal for those looking to settle in a quiet spot, with no onward chain and with scope for cosmetic upgrades.

Entrance Hall

A carpeted hallway, warmed by a gas central heated radiator.

Living Room

14' 11" into bay x 11' 4" into recess (4.55m into bay x 3.45m into recess)

A fabulously spacious living room with a 1/2 bay double glazed window overlooking the front, carpeted flooring, an electric fireplace and a gas central heated radiator,

Kitchen

11' 9" Max x 9' 10" (3.58m Max x 3.00m)

A generously sized kitchen with space for a table. With carpeted flooring, a gas oven, a sink with a draining board, an extractor hood and an integral pantry cupboard with space for a fridge/freezer. With access into the conservatory and a double glazed window to the rear. The kitchen is warmed by a gas central heated radiator.

Conservatory

5' 10" x 9' 1" (1.78m x 2.77m)

A light and airy conservatory overlooking the rear garden with tiled flooring, space for a washing machine and a tumble dryer, and fully double glazed.

Bedroom 1

11' 10" x 10' 9" (3.61m x 3.28m)

The first bedroom with carpeted flooring, two double glazed windows overlooking the front and side of the property and a gas central heated radiator.

Bedroom 2

10' 11" max into wardrobe x 8' 11" (3.33m max into wardrobe x 2.72m)

A good sized second double bedroom with carpeted flooring, integral wardrobes, a double glazed window overlooking the side of the property and warmed by a gas central heated radiator.

Bathroom

The house bathroom has laminate flooring and a three-piece suite including a low-flush W/C, a pedestal sink and a bath with an electric shower over. There is a double glazed window overlooking the rear, a gas central heated radiator and a loft hatch.





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welcome to

Boothroyd Drive, Huddersfield

- Peaceful location to settle down in
- Generously sized rooms
- Driveway
- Available with no onward chain
- Scope for cosmetic upgrades

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 4.19

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£180,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HDF118254 - 0002

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