



Larch Road, HUDDERSFIELD, HD1 4JH

welcome to

Larch Road, HUDDERSFIELD

This two-bedroom bungalow offers a spacious and practical layout, combining comfort with excellent potential for personalisation.

Lounge

24' 2" x 10' 9" (7.37m x 3.28m)

A light, airy and spacious lounge/diner with ample room for seating, entertaining, and day-to-day living. Welcoming atmosphere presented through quality fire surround and wall lighting. Neutral decor provides a clean canvas ready to personalise.

Kitchen

14' x 7' 1" (4.27m x 2.16m)

A practical and well-sized kitchen, presented with a built-in double electric oven and ceramic hob; a money saver to potential buyers. The traditional style is in good condition and includes plenty of wall as well as under the counter storage units. Space for a fridge, freezer and washing machine if desired.

Bedroom One

10' 9" x 9' 10" (3.28m x 3.00m)

A comfortable double bedroom with space for furniture and storage. Fitted with quality, wardrobes perfect for storage. The room is decorated neutrally, it offers versatility and a restful atmosphere.

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

A second bedroom suitable as a single or double, guest room, or home office. Maintained in tidy condition and ready to personalise. Presented with fitted wardrobes for storage space.

Bathroom

A fully tiled, functional family bathroom with traditional fittings, clean, well presented and ready for use. Walk in shower included with recently fitted units and a heated towel rail.

External/Garden & Garage

The property benefits from easily maintained gardens; with a south-facing rear garden, perfect for outdoor relaxation or entertaining. The garage provides secure parking and additional storage, complementing the bungalow's practical layout.





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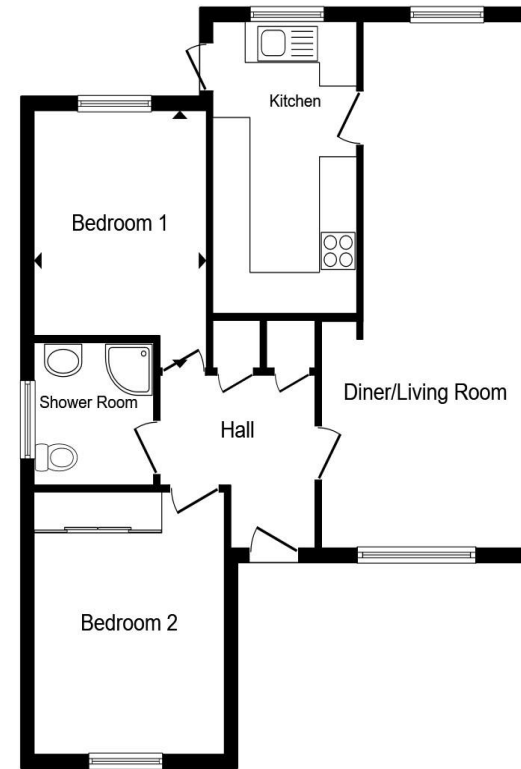
- Two-bedroom bungalow with spacious accommodation.
- Generous lounge, ideal for relaxing or entertaining.
- Well-sized kitchen with practical layout.
- Two comfortable bedrooms, versatile for sleeping, office, or hobbies.
- Private garden for outdoor enjoyment and leisure.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£170,000



Total floor area 66.8 m² (719 sq.ft.) approx

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.propertybox.io



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Property Ref:
HDF118405 - 0006

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