



Dawson Road, Huddersfield, HD4 6LX

welcome to

Dawson Road, Huddersfield

A spacious and well-presented semi-detached home in Newsome, located at the end of a no-through road offering ample garden space, a dining-kitchen, double bedrooms & a conservatory extension. Offered chain free with a tenant in situ and located close to public transport, schools and the University.



Entrance Hall

A welcoming entrance hall fitted with laminate flooring and featuring a central heating radiator for year-round comfort. A useful built-in cupboard provides convenient storage for coats, shoes, or household essentials. The hall offers direct access into the living room, setting the tone for the well-maintained accommodation throughout.

Lounge

16' 6" max into recess x 11' 1" into recess (5.03m max into recess x 3.38m into recess)

A bright and welcoming lounge featuring laminate flooring and a central heating radiator for comfort. A rear-facing double-glazed window brings in plenty of natural light, enhancing the warm and homely feel of the space. Generously proportioned, it offers ample room for a range of seating, creating a cosy and inviting setting ideal for relaxing or entertaining guests.

Kitchen

9' 6" x 16' 9" (2.90m x 5.11m)

A well-proportioned dining kitchen fitted with laminate flooring and laminate worktops, offering a practical and modern space for everyday use. There is ample room for appliances. The kitchen is equipped with a drainer sink, gas hob, built in oven, and an extractor hood, providing everything needed for convenient meal preparation. A rear-facing double-glazed window brings in natural light, while a central heating radiator ensures comfort. Additional storage is provided by a useful pantry cupboard, ideal for keeping essentials neatly organised.

Conservatory

9' 3" x 12' (2.82m x 3.66m)

A bright and versatile conservatory featuring laminate flooring and surrounded by double-glazed windows that allow natural light to flood the space. A central heating radiator ensures it can be enjoyed comfortably throughout the year, making it an ideal spot for dining, relaxing, or taking in views of the garden.

Landing

A neatly presented landing area laid with carpet and offering access to the first-floor rooms. A useful integrated storage cupboard provides space for linens or household items, while a loft hatch allows further access to additional storage above. A side-facing double-glazed window brings natural light into the space, creating an open and airy feel.

Bedroom One

13' 6" towards x 9' 1" +recess (4.11m towards x 2.77m +recess)

A spacious primary bedroom featuring carpeted flooring and two integrated wardrobe cupboards, offering excellent built-in storage. A front-facing double-glazed window provides natural light, while a central heating radiator ensures the room remains warm and comfortable throughout the year.

Bedroom Two

9' 7" x 10' 7" (2.92m x 3.23m)

A well-proportioned second bedroom finished with carpeted flooring and warmed by a central heating radiator. A rear-facing double-glazed window provides pleasant natural light, making this a comfortable space suited to a variety of uses, whether as a bedroom, study, or guest room.

Bathroom

A modern house bathroom fitted with laminate flooring and comprising a bath with shower over, wash basin, and low-flush W/C. A rear-facing double-glazed window provides natural light and ventilation, supported by an extractor fan. A central heating radiator completes the room, ensuring a warm and comfortable environment.

Rear Garden

A spacious, lawned rear garden offering plenty of room for outdoor seating, play, or planting. The area is fully enclosed by fencing, providing privacy and a secure space ideal for families, pets, or relaxed outdoor living.



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welcome to

Dawson Road, Huddersfield

- Spacious family home
- Ample enclosed garden space
- Quiet, no-through road
- Tenant in situ
- Close to the University and town centre of Huddersfield

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118639 - 0003

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