



Warneford Road, Huddersfield, HD4 5TW

£204,995

3 bedroom semi detached house situated in an established residential location. The property offers modern fittings throughout inclusive of the kitchen with granite worktops. Items of note include the modern bathroom and fitted wardrobes to Bed 1 & 2. Well presented gardens with off road parking.



# 59 Warneford Road, Huddersfield, HD4 5TW

We are delighted to offer for sale this well presented semi detached house located in an established residential location with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. Items of note include the French doors to rear, air con in all bedrooms, the living room and sun room plus modern kitchen with granite worktops. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, kitchen, sunroom and WC. There are 3 bedrooms plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front.

Tenure - Freehold  
Council Tax - Band B

The property comprises.

## Ground Floor

### Entrance Hall

With fitted flooring.

### Lounge 16'4" x 13'3" (4.98m x 4.06m)

Featuring electric fireplace plus feature radiator. Air con included. French doors for access to sunroom. With fitted flooring.

### Kitchen 14'4" x 7'7" (4.37m x 2.32m)

Featuring a comprehensive range of wooden effect wall and base units with complimenting granite worktops plus tiling. Integrated oven, hob, hood, dishwasher and washing machine. With fitted flooring.

### Study 12'9" x 7'11" (3.91m x 2.42m )

With fitted flooring.

### Sun Room 14'2" x 9'8" (4.33m x 2.95m )

Air con included. With fitted flooring.

### WC 4'9" x 2'11" (1.46m x 0.91m )

Featuring modern white sanitary ware, tiling and chrome ladder radiator. With fitted flooring.

## First Floor

### Landing

With fitted flooring.

### Bedroom 1 12'3" x 8'6" (3.74m x 2.61m )

Featuring fitted wardrobes. Air con included. With fitted flooring.

### Bedroom 2 10'1" x 8'7" (3.08m x 2.63m )

Featuring fitted wardrobes. Air con included. With fitted flooring.

### Bedroom 3 11'5" x 7'1" (3.48m x 2.17m )

Air con included. With fitted flooring.

### Bathroom 8'11" x 5'3" (2.74m x 1.62m )

Featuring modern white sanitary ware, shower, tiling, chrome ladder radiator and vanity basin. With fitted flooring.

## External

There are well presented and upgraded gardens. There is off road parking to the front.





