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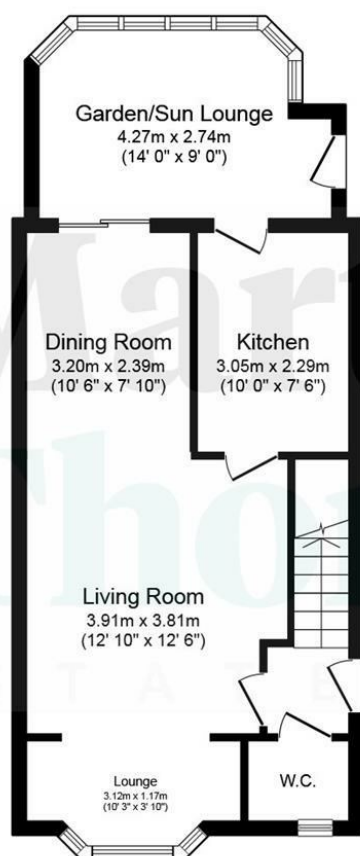
Shannon Drive, Outlane Huddersfield, Yorkshire

Offers over £270,000

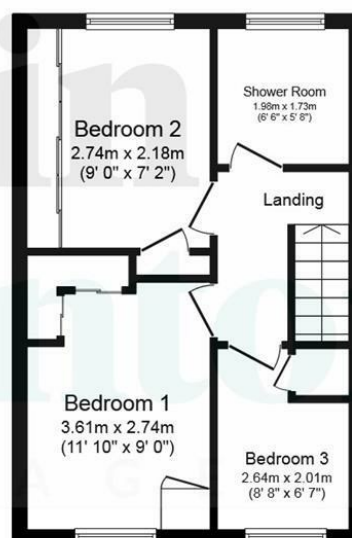
A superbly appointed three-bedroom semi-detached home extended to the ground floor, enjoying a southerly rear aspect, parking and a garage. Ideally placed for local amenities, well regarded schooling and motorway access. Enjoying a cul-de-sac setting and being a perfect commuter base, this is a very well presented family home. There is a gas-fired central heating system, an alarm system and uPVC double glazing. The accommodation comprises hallway with downstairs WC, large extended open plan lounge/diner, kitchen with integrated appliances and a garden room/sun lounge. On the first floor, there are three bedrooms, two with built-in furniture, and a shower room which has been recently upgraded. Externally, the rear garden enjoys a southerly aspect, making it a real sun trap. There is parking for several vehicles on the concrete driveway, a side car port and a good-sized garage.

Shannon Drive, Outlane Huddersfield, Yorkshire

Floorplan



Ground Floor



First Floor

Total floor area 86.7 m² (933 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Details



Entrance Hallway

An external uPVC door with a decorative opaque glazed panel gives access to the hallway. This has a uPVC side window along with ceiling downlighting and a staircase rising to the first floor accommodation. There is a radiator and access can be gained to the downstairs WC.

Downstairs WC



This well appointed and stylish WC has electric under floor heating. A two-piece white suite comprises a trough-style rectangular hand basin with storage cupboards below and a low-level WC. The room also has an illuminated mirror and a uPVC window to the front elevation.

Lounge/Diner



This reception room is presented to a very high standard and certainly has the wow factor. The living area is positioned at

the front of the property with a large archway through to the extended part of the room. There is uPVC glazing, coving to the ceiling and plenty of space for additional furniture along with a radiator. The focal point of the room is a limestone fireplace with matching inlay and hearth, home to a living flame effect gas fire. There is a useful under stairs storage cupboard along with a stylish upright radiator and a wide archway leads to the dining area. This area can accommodate a good sized formal dining suite and has tilt-and-slide uPVC patio doors providing access to the garden/sun lounge.

Kitchen

The kitchen has wall cupboards and base units with roll edge working surfaces and a sink unit with a mixer tap which also facilitates instant boiling water. Integrated appliances include a Zanussi induction hob and double oven with canopy style filter hood, dishwasher, washing machine and fridge. There is floor tiling along with ceiling downlighting, under unit lighting and a wine rack. A uPVC glazed door leads to the garden room/sun lounge.

Garden Room/Sun Lounge



Positioned at the rear of the property and overlooking the garden, this is a pleasant and sunny room. There are uPVC glazed windows and a side uPVC glazed door. The room is multipurpose and has LED downlighting.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a side uPVC window, coving to the ceiling and a drop down ladder providing access to the loft area.

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Bedroom One



This very well appointed double bedroom is positioned at the front of the property. It has an extensive array of fitted furniture comprising built-in wardrobes, eye-level storage cupboards, matching bedside cabinets, dressing table and drawers. The room has a uPVC window, coving to the ceiling and a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and enjoys a southerly aspect. It has a built-in wardrobe with sliding mirrored doors, a further recessed wardrobe, coving to the ceiling and a radiator.

Bedroom Three



This single bedroom is positioned at the front of the property and has a storage cupboard over the staircase that houses the boiler for the central heating system. There is a uPVC window, coving to the ceiling and a radiator.

Shower Room



The shower room has electric under floor heating and a feature tiled floor with an iridescent finish. The shower cubicle has a glazed side screen, an overhead waterfall style shower fitting and a hand held second shower attachment. The low-level WC has a concealed cistern and a worktop extending to create a rectangular trough style hand basin with a contemporary tap and storage beneath. There is aqua boarding to the shower cubicle and tiling to the remaining walls along with sunken ceiling lighting, an illuminated mirror and an upright chrome electric towel heater. To the rear elevation is an obscure uPVC window.

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Details



External Details



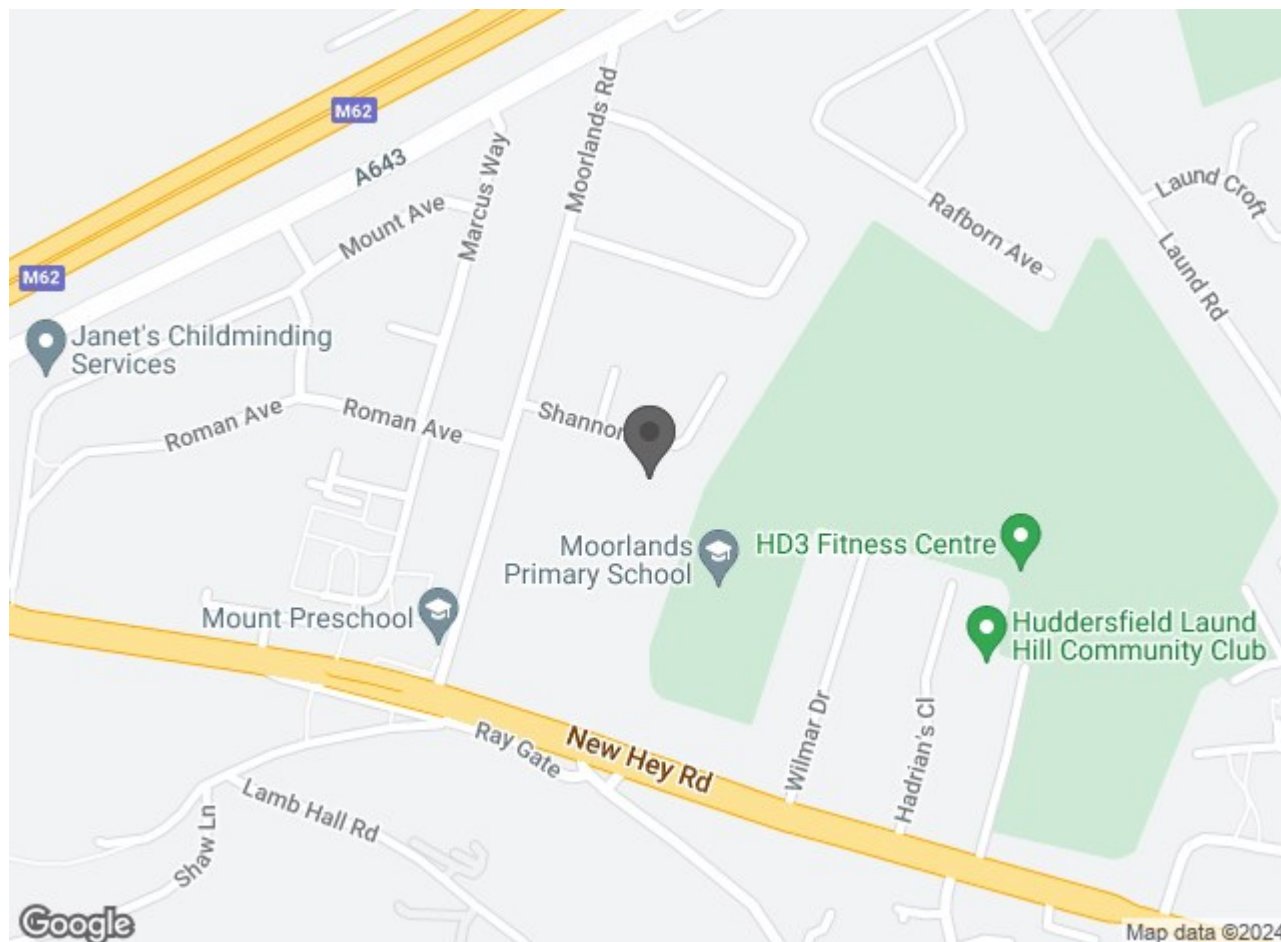
Enjoying a cul-de-sac position, the property has an imprinted concrete driveway which widens to provide additional parking as well as parking for several vehicles on the driveway heading down to the garage at the rear. At the front of the property, there is external garden lighting within a rockery section and a canopied side car port. There is further side lighting and external water. The rear garden is particularly private and designed for ease of maintenance, enjoying a southerly aspect. There is a full width paved patio/seating area, a section of artificial grass and a pergola. There is perimeter walling and fencing.

Garage

This good sized garage has an up-and-over door, power and lighting. The far end incorporates a utility area with space for further appliances such as a condensing dryer, second fridge or freezer. There is also a side uPVC window.

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Directions



Shannon Drive, Outlane Huddersfield, Yorkshire

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3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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