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Knaresborough Drive, Fartown Huddersfield,

Offers over £190,000

This is a well presented detached three-bedroom family home that enjoys long distance south-easterly views from its elevated position towards Emley, Castle Hill and the Holme Valley in the distance. Standing in a sizeable plot that backs onto fields, the property offers ideal family accommodation, close to local amenities. The good sized accommodation on two levels comprises an entrance hallway, kitchen with integrated appliances and living/dining room on the first floor. On the first floor are three good sized bedrooms and a contemporary house bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, the large rear garden is a major selling feature with a rear open aspect.

**Knaresborough Drive, Fartown
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Knaresborough Drive, Fartown Huddersfield,

Details



Entrance Hallway



An external uPVC door with opaque glazed panels and side screen gives access to the hallway. The wide hallway is particularly well appointed with a contemporary colour scheme with grey laminate flooring and a radiator. There is a staircase rising to the first floor accommodation and a panelled door gives access to the kitchen.

Lounge/Diner



This spacious reception room runs from the front to the back of the property and incorporates living and dining areas. The room is particularly light and bright with large uPVC windows. The front window enjoys a south-easterly aspect with views over Huddersfield. There is a contemporary fire surround with matching inlay and hearth, home to a living flame effect gas fire along with coving to the ceiling and two radiators.

Kitchen



The kitchen has wall cupboards and base units finished in oak with work surfaces, matching upstands and brick style splashbacks. There is a stainless steel sink and integrated appliances including a four-ring gas hob with a canopy style filter hood, Bosch fan oven, fridge freezer, slimline dishwasher and washing machine. Concealed is the Ideal condensing boiler for the central heating system. There is a useful under stairs storage cupboard, a rear uPVC window overlooking the garden and an external side access door.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a side uPVC window.

Bedroom One



This double bedroom is positioned at the front of the

Knaresborough Drive, Fartown Huddersfield,

Details



property and enjoys superb views taking in Emley, Castle Hill and the Holme Valley in the distance. The room can easily accommodate a good amount of fitted or freestanding furniture and has a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property with plenty of space for furniture, a rear uPVC window overlooking the rear garden and a radiator.

Bedroom Three



This good sized third bedroom would accommodate a double bed and is positioned at the rear of the property. There is a uPVC window overlooking the rear garden and a radiator.

Bathroom



The good sized bathroom has a white three-piece suite comprising a P-shaped bath with curved shower screen and a wall mounted shower fitting over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, a clad ceiling incorporating downlighting and a useful storage cupboard. To the side elevation is an opaque uPVC window and a radiator.

External Details



At the front of the property, the garden has been tiered and is on three levels with paving and gravel. Steps lead up to the top section which is all paved and enjoys some superb long distance views over the surrounding area. The rear garden is a major selling feature of the property and is not immediately overlooked. There is a full width paved patio area with external lighting and water. A short series of steps

Knaresborough Drive, Fartown Huddersfield,

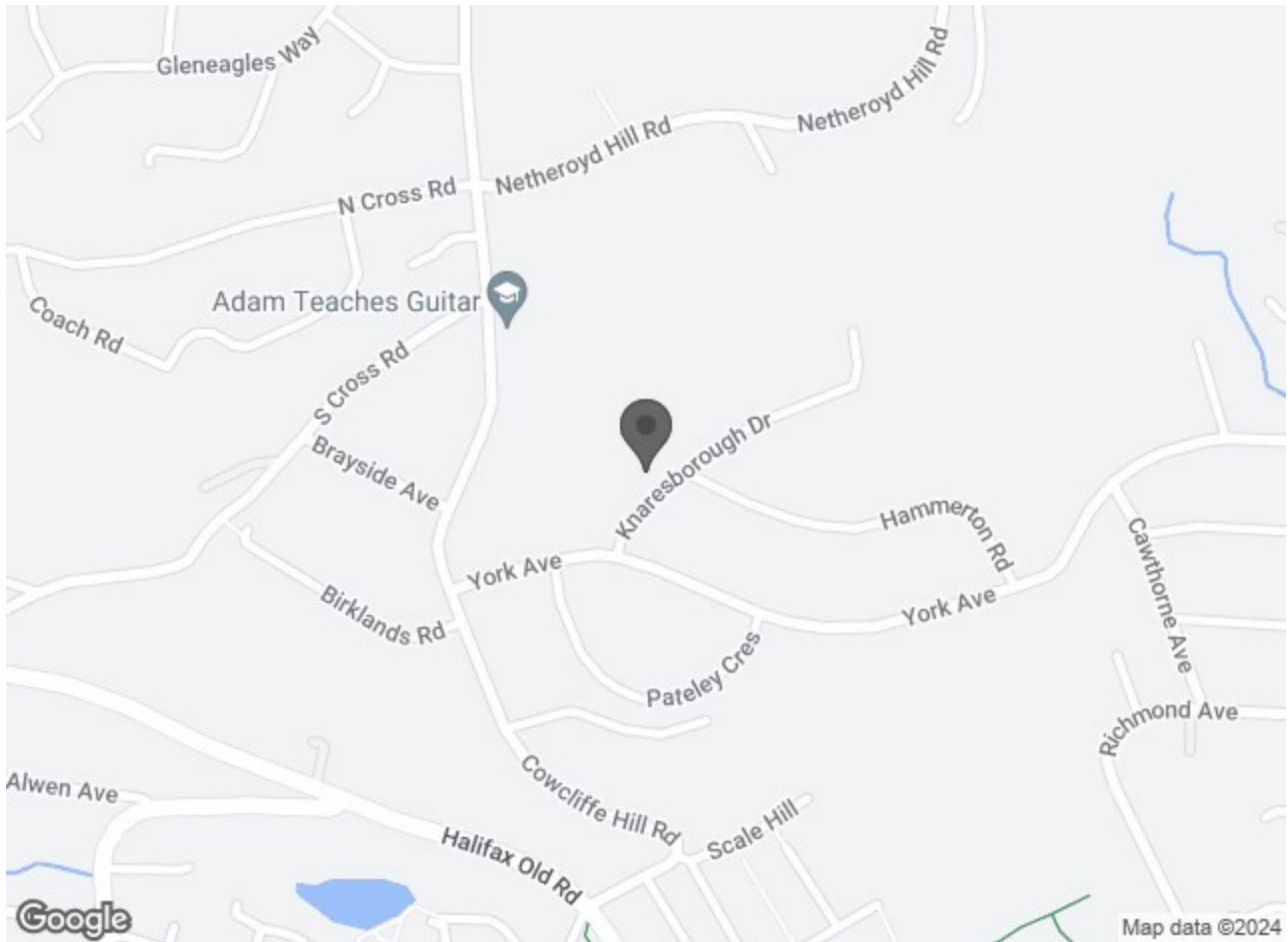
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lead up to the garden itself which is approx. 33 meters (100ft) long, with the far boundary backing onto farmland. At its widest point, the area is approx. 45ft wide.

Knaresborough Drive, Fartown Huddersfield,

Directions



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