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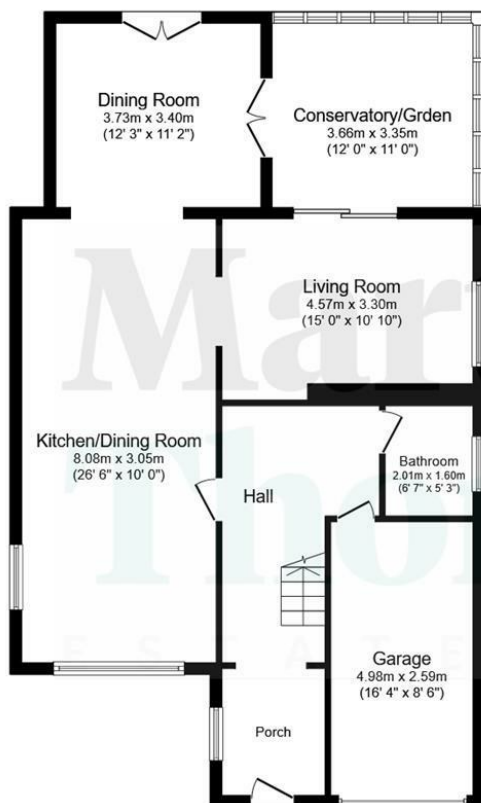
Woodhouse Hill, Fartown Huddersfield,

Offers over £300,000

This four-bedroom detached family home has been substantially extended to the ground floor. The property is perfectly placed for local amenities and schooling. The accommodation comprises an entrance hallway, large dining kitchen with integrated appliances, living room with media wall, dining/sitting room with access to the garden, conservatory/garden room and ground floor shower room. On the first floor is a spacious landing area, four bedrooms and bathroom with under floor heating and separate shower enclosure. The property has gas-fired central heating, uPVC double glazing and a security system. Externally, there is extensive parking on the large driveway and a garage with an automatic door. The rear garden is enclosed and designed as an outdoor eating and entertaining space with a large timber decked area. A viewing is required to appreciate the amount of accommodation on offer in this highly accessible and convenient location.

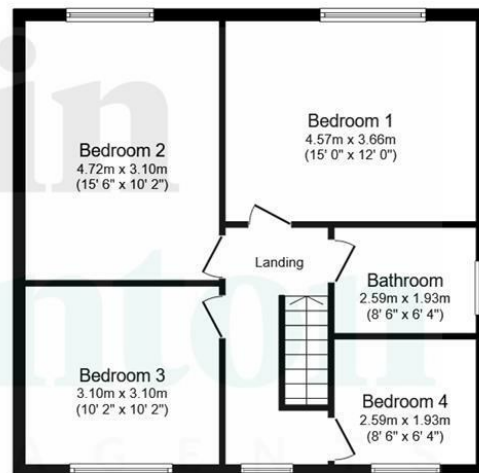
Woodhouse Hill, Fartown Huddersfield,

Floorplan



Ground Floor

Floor area 104.3 m² (1,123 sq.ft.)



First Floor

Floor area 66.3 m² (714 sq.ft.)

TOTAL: 170.7 m² (1,837 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Woodhouse Hill, Fartown Huddersfield,

Details



Entrance Hallway

An external composite door with glazed panels and matching over-light gives access to the entrance hallway. This is the perfect place for storing shoes, coats, etc., and has a good sized storage cupboard. Large opaque glazed panels maximise natural lighting and an open tread staircase rises to the first floor. The floor is tiled, there are two radiators and access can be gained to the dining kitchen.



Dining Kitchen

This large open plan eating and entertaining area has a kitchen at one end with an extensive array of units to high and low levels. The woodblock style worktops extend to create a breakfast bar with matching up-stands, a deep window sill and a one-and-a-half bowl stainless steel sink with waste disposal and mixer tap. Integrated appliances include a double oven, five-ring hob with illuminated canopy style filter hood, fridge freezer, microwave and wine cooler. The kitchen area enjoys a dual aspect with front and side uPVC windows. The room has ceiling downlighting, a continuation of the floor tiling from the hallway, speakers to the ceiling for a Bluetooth device and a radiator. Access can be gained to the living room.



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Living Room

This good sized room has a continuation of the floor tiling, a media wall incorporating an electric fire and space for a soundbar and flat screen TV. There is built-in display shelving, coving to the ceiling, a uPVC window to the side, a second uPVC window overlooking the conservatory/garden room and a radiator.



Dining Room

Accessed from the dining kitchen, this is a multipurpose space linking the dining kitchen and conservatory/garden room. The room can accommodate a good sized dining table and could also be an everyday sitting room or playroom. There are uPVC French doors leading out to the garden, uPVC doors leading to the conservatory/garden room, a continuation of the tiled flooring and a radiator.



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Conservatory/Garden Room

This multipurpose room gives access to the garden via a uPVC glazed door. The room is particularly light and bright with a high angled ceiling, uPVC glazed windows, plenty of space for furniture and a radiator.



Shower Room

The shower room is accessed from the hallway and has a shower cubicle with curved doors, a hand-held shower attachment, an overhead waterfall style shower fitting and positional body jets. There is a wash hand basin and a low-level WC. The room has tiling to the walls and floor, ceiling downlighting, a uPVC window and a radiator.



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First Floor

From the hallway, a staircase rises to the first floor landing where there is wrought iron balustrading and a uPVC window to the front elevation. A drop-down ladder gives access to the loft area.



Bedroom One

This double bedroom is positioned at the rear of the property and has built-in furniture comprising large, sliding door wardrobes, matching drawers, cupboards and space for a flat screen TV. There is a rear uPVC window, a radiator and downlighting above the wardrobes.



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Bedroom Two

This double bedroom is positioned at the rear of the property and has plenty of space for fitted or freestanding furniture. A uPVC window provides long distant views and there is a radiator.



Bedroom Three

This double bedroom is positioned at the front of the property and has built-in furniture comprising two sets of double wardrobes, overhead cupboards and a central dressing table with a mirror. There is a uPVC window and a radiator.



Bedroom Four

This single bedroom is positioned at the front of the property and has a uPVC window, oak style laminate flooring and a radiator.

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Bathroom

The well-appointed bathroom has under floor heating and a four-piece suite. The walk-in shower area incorporates a hand-held shower attachment, an overhead waterfall style shower fitting and body jets. There is a large bath, a circular hand basin set to a display unit with mixer tap and storage beneath and a low-level WC. The room has feature floor and wall tiling, a circular mirror, an electric shave point, ceiling downlighting and an extractor fan. To the side elevation is a uPVC window.



External Details

At the front of the property is a perimeter wall with wrought iron gates providing access to the driveway. The wide driveway provides parking for several vehicles and has external lighting. There is an external side water tap. The rear garden is enclosed on either side by lockable gates and enjoys a pleasant aspect without being immediately overlooked. The area has been designed for ease of maintenance with a timber decked area and artificial grass. There is external water, power sockets and lighting. It is the perfect place for entertaining and a good place for a hot tub. Steps lead down to a second timber decked area, again with artificial grass and a gravelled area.



Garage

The garage has an automatic roll-over door and can be accessed via a personal door from the entrance hallway. There is power and lighting.

Woodhouse Hill, Fartown Huddersfield, Directions

