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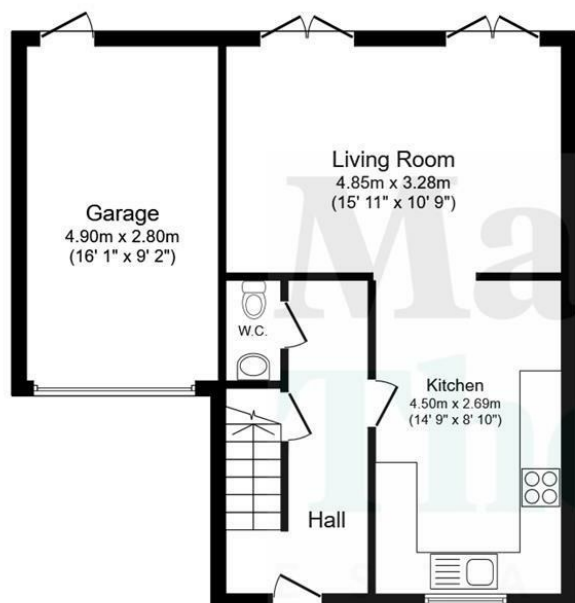
## Fell Grove, Huddersfield,

**Offers in the region of  
£230,000**

This semi-detached home offers three double bedrooms, an enclosed rear garden with a large patio, a driveway and a garage. The property enjoys a cul-de-sac setting and is conveniently placed for local amenities and M62 motorway access. It offers spacious accommodation on three floors along with gas-fired central heating and uPVC double glazing. The accommodation comprises an entrance hallway, downstairs WC, kitchen with integrated appliances and living room with French doors. On the first floor are two double bedrooms and a stylish house bathroom. On the top floor is the large master bedroom with en suite shower room. An internal inspection is advised to appreciate the amount of accommodation on offer, with the advantage of no onward chain.

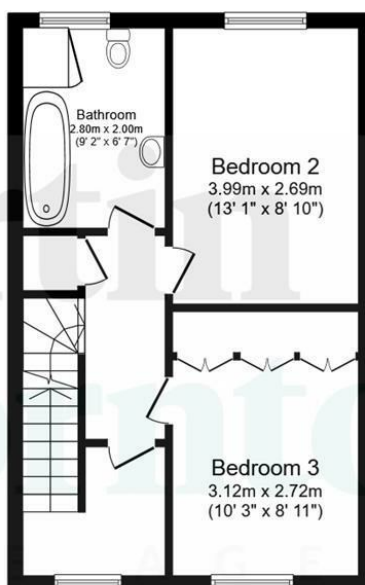
**Fell Grove,  
Huddersfield,**

**Floorplan**



**Ground Floor**

Floor area 52.3 m<sup>2</sup> (563 sq.ft.)



**First Floor**

Floor area 38.4 m<sup>2</sup> (413 sq.ft.)



**Second Floor**

Floor area 26.7 m<sup>2</sup> (287 sq.ft.)

**TOTAL: 117.3 m<sup>2</sup> (1,263 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](http://www.Propertybox.io)

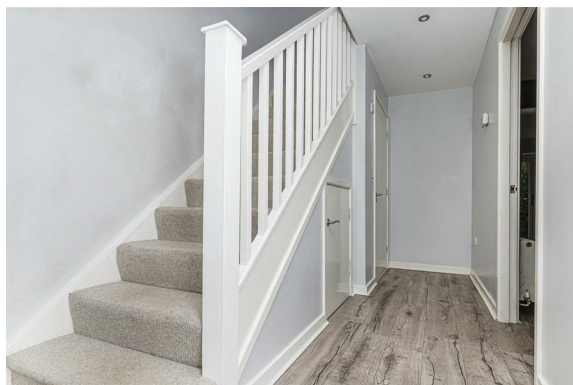
# Fell Grove, Huddersfield,

## Details



### Entrance Hallway

An external composite door with an opaque glazed panel gives access to the entrance hallway. This has a staircase rising to the first floor accommodation, beneath which is a useful storage cupboard. There is grey laminate flooring, ceiling downlighting and a radiator. A door leads to the downstairs WC.



### Downstairs WC

The WC has a white two-piece suite comprising a wall mounted hand basin and a low-level WC. There is grey vinyl flooring, ceiling downlighting, an extractor fan and a radiator.





# Fell Grove, Huddersfield,

## Details



### Kitchen

The kitchen is positioned at the front of the property and has a continuation of the grey laminate flooring. There is an array of wall cupboards and base units, under unit lighting, worktops, part tiled surrounds and a circular stainless steel sink with a mixer tap. Integrated appliances include a four-ring induction hob, a canopy style filter hood, an electric fan oven and a dishwasher. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. The room has ceiling downlighting, a uPVC window, a radiator and can accommodate a formal dining/bistro table. A wide archway leads through to the living room.



### Living Room

The living room is positioned at the rear of the property and has a continuation of the grey laminate flooring and a uPVC window overlooking the enclosed garden. UPVC French doors lead out to a rear patio area. The room can accommodate a good amount of furniture, has ceiling downlighting and two radiators.



### First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing and from here a staircase rises to the top floor accommodation. There is a useful storage cupboard with a high level hanging rail and a radiator.



### **Bedroom Two**

This double bedroom is positioned at the front of the property and has built-in wardrobes, wall light points and a radiator.



### **Bedroom Three**

This good sized double room is positioned at the rear of the property and has plenty of space for furniture, a uPVC window and a radiator.



# Fell Grove, Huddersfield,

## Details



### Bathroom

The stylish bathroom has a white three-piece suite comprising a P-shaped bath with an overhead waterfall style shower fitting and a hand-held shower attachment, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, vinyl flooring, ceiling downlighting, an extractor fan and a useful, shelved linen cupboard which also houses the Ideal Logic boiler for the central heating system. The room also has an opaque uPVC rear window and an upright chrome ladder-style radiator.



### Top Floor

At the end of the landing, a door leads to what could be a storage or home office area with a radiator and a uPVC window. From here, the staircase rises to the top floor where the master bedroom can be found.

### Bedroom One

This large double bedroom is particularly light and bright with a uPVC window to the front elevation and a Velux window. There is plenty of space for furniture, access to the loft area, ceiling downlighting and two radiators. Being the master bedroom, it has the advantage of an en suite shower room.



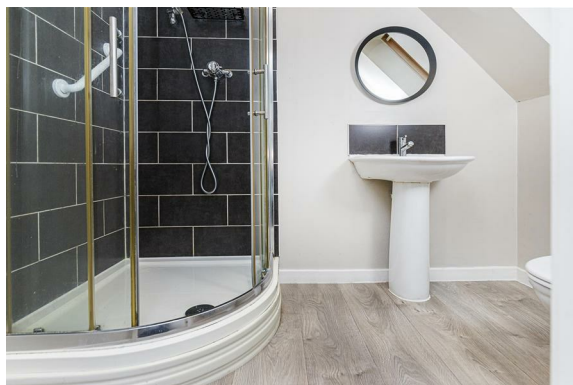
# Fell Grove, Huddersfield,

## Details



### En Suite Shower Room

The en suite has a white three-piece suite comprising a corner shower cubicle with a tiled interior and a wall mounted shower fitting, a pedestal wash hand basin and a low-level WC. The room has vinyl flooring, an upright chrome ladder-style radiator, downlighting, an extractor fan and a rear Velux window.



### External Details

At the front of the property is an open plan lawned garden area with a wide flagged pathway. The driveway provides parking and access to the garage which has an up-and-over door. The rear garden has perimeter fencing, a full-width paved patio area accessed from the French doors within the living room, and a lawned garden.



### Tenure

The vendor informs us this property is Freehold.

# Fell Grove, Huddersfield, Directions

