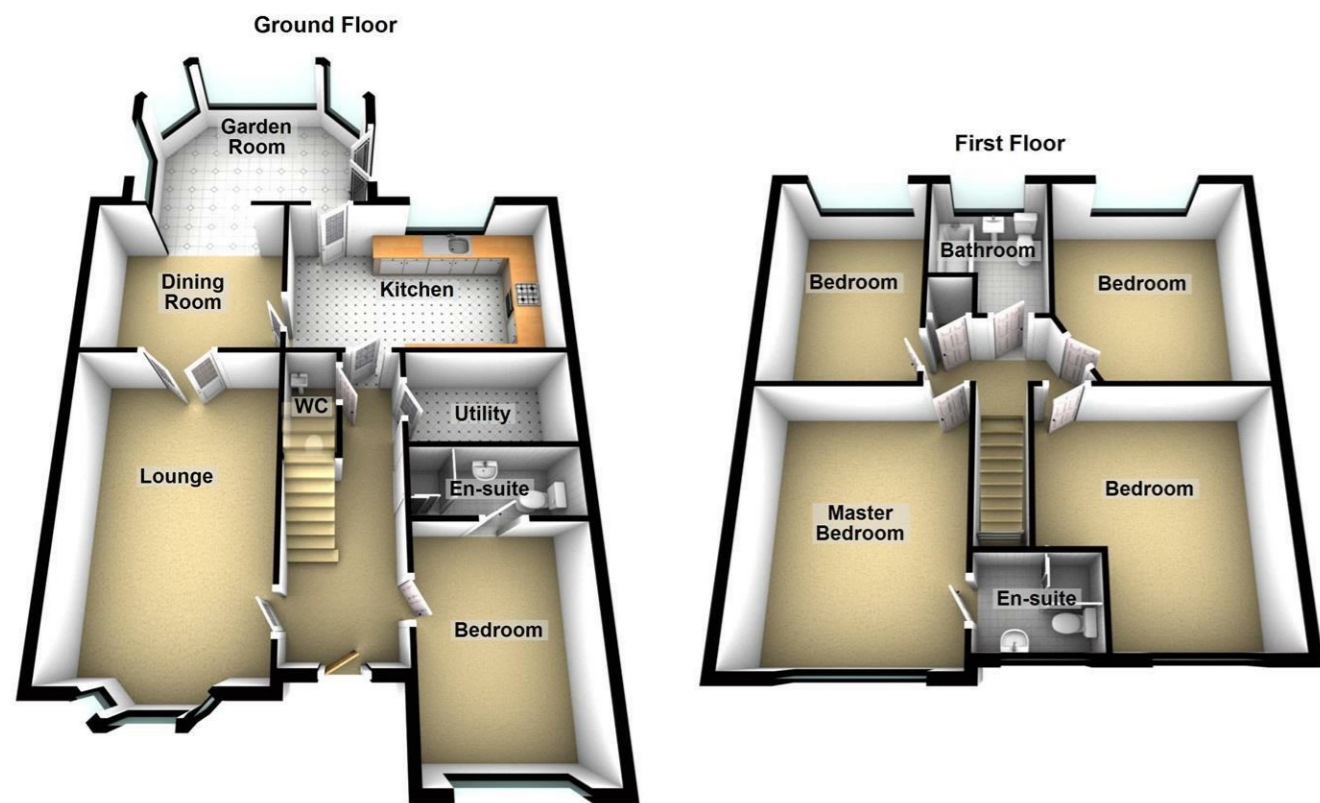


BOULTONS

54 JOHN WILLIAM STREET
 HUDDERSFIELD
 HD1 1ER
 01484 515029



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 Plan produced using PlanUp.
3 Mason Court, Huddersfield



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A stunning property worthy of inspection well situated in this popular and established residential location. This spacious detached house boasts three reception rooms, perfect for entertaining guests or relaxing with the family. With four bedrooms and three bathrooms, there is ample space for everyone in the household.

This modern home affords contemporary fixtures and fittings throughout, providing a smart and stylish living environment. The house has been thoughtfully remodelled from its original design, ensuring a well-appointed space that is both functional and aesthetically pleasing.

Situated on a good sized plot, in a cul de sac position, with ample space for off road parking and gardens to relax in. This property is truly excellent family home, ideal for those looking for comfort, space, and modern living.

Don't miss out on the opportunity to own this fantastic property, book a viewing today and see for yourself.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

15'8" x 6'2"

Accessed via a double glazed front door with matching double glazed side window allowing natural light into this generous hall which has a staircase rising to the first floor, a laminate floor covering and a central heating radiator.

CLOAKROOM/WC

With complementary tiled walls and flooring, a low flush wc, vanity hand wash basin with black mixer tap over and a matching black heated towel rail.

HOME OFFICE/PLAYROOM

12'1" x 8'6"

With a uPVC double glazed window positioned to the front elevation, a central heating radiator and a wood veneered floor covering. A versatile room which could be used as a playroom or gym with the adjacent shower room.

SHOWER ROOM

8'6" x 3'7"

Fitted with a low flush wc, pedestal hand wash basin with mixer tap over and a double shower cubicle. Wall mounted combination boiler, tiled walls and floor covering.

LOUNGE

17'4" (plus bay) x 11'5"

A spacious room with the focal point being an attractive gas fire within a marble surround. There are good levels of natural light via the a uPVC double glazed bay window positioned to the front elevation and having French doors leading through to the dining room. Central heating radiator.

DINING ROOM

11'5" x 9'6"

Open plan adjacent to the snug/garden room and with internal doors leading to the kitchen. There is a laminate floor covering and a central heating radiator.

SNUG/GARDEN ROOM

16'0" x 10'5"

Enjoying excellent levels of natural light via the four uPVC double glazed windows surrounding the room and with a pair of double patio doors leading out to the garden. There is a vertical designer radiator and laminate floor covering.

KITCHEN

16'0" x 9'6"

Fitted with a contemporary range of wall and base units in a dove grey gloss finish with complementary quartz working surfaces which incorporate a five ring gas hob, a one and a half bowl inset sink unit with mixer tap. Integrated appliances include a double Siemens oven and matching microwave, dishwasher and there is plumbing for an American style fridge freezer. The kitchen is further equipped with pan drawers under the hob and a matching corner carousel unit. There are complementary splashbacks surrounding the preparation area, a tiled floor covering and a vertical designer radiator. Positioned to the rear elevation is a uPVC double glazed window overlooking the rear garden.

UTILITY ROOM

8'10" x 5'2"

Fitted with wall and base units, working surfaces, composite sink with mixer tap over, plumbing for a washing machine, provision for a drier, central heating radiator, tiled floor covering and a composite door leading to the exterior of the property. You will also find a uPVC double glazed window to the side elevation.

FIRST FLOOR

LANDING

With a linen cupboard and a loft hatch providing access to the roof void which we are advised is partly boarded, providing additional storage. Not inspected at the appraisal.

BEDROOM ONE

12'1" min, 14'5" max x 12'5"

With a uPVC double glazed window taking in distant views towards Huddersfield, central heating radiator, a range of fitted furniture comprising three double robes with matching dresser and bedside units. Modern Nordic Grey laminate floor covering.

EN SUITE SHOWER ROOM

6'2" x 4'7"

Fitted with a low flush wc, vanity hand wash basin with mixer tap over, shower cubicle with main shower-head and a hand held shower attachment, heated towel rail and complementary tiled walls along with a uPVC double glazed window with privacy glass inset.

BEDROOM TWO

11'9" x 11'5"

Also with fitted furniture comprising two double robes and a bedside unit. There is a central heating radiator and a uPVC double glazed window.

BEDROOM THREE

12'9" x 8'6"

With a uPVC double glazed window and central heating radiator.

BEDROOM FOUR

12'9" to robe x 11'5" max

Also with a range of fitted bedroom furniture, central heating radiator and a uPVC double glazed window. There is a range of useful cupboard storage units extending over the bed area.

HOUSE BATHROOM

8'10" x 6'10"

With a contemporary one piece vanity unit and wc. There is also a panel bath with main rainfall shower-head over and a separate hand held shower attachment. Contemporary black mixer taps over the basin and bath and there is a matching black heated towel rail. Complementary tiled walls and flooring complete the room and there is a uPVC double glazed window with privacy glass inset positioned to the rear elevation.

OUTSIDE

To the front is a generous double width driveway proving ample off-road parking. To the rear is an enclosed garden with gated perimeter and a raised lawn and a lower level, patio seating area adjacent to the property. Outside tap.

COUNCIL TAX BAND E

TENURE

We understand that the property is a freehold arrangement.

