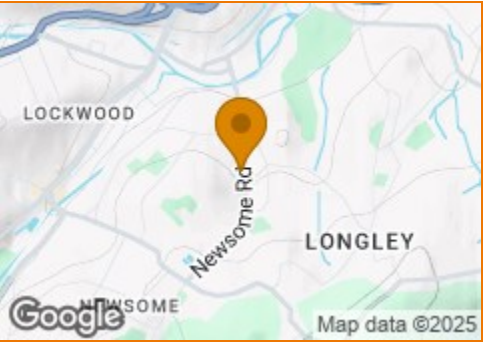


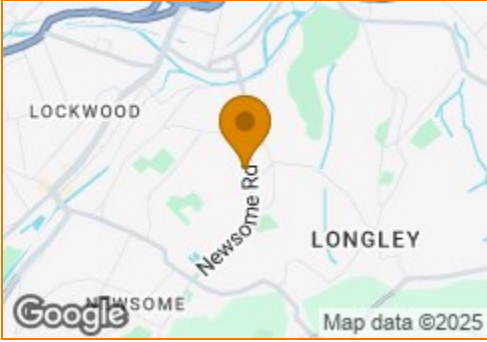
Terrain Map



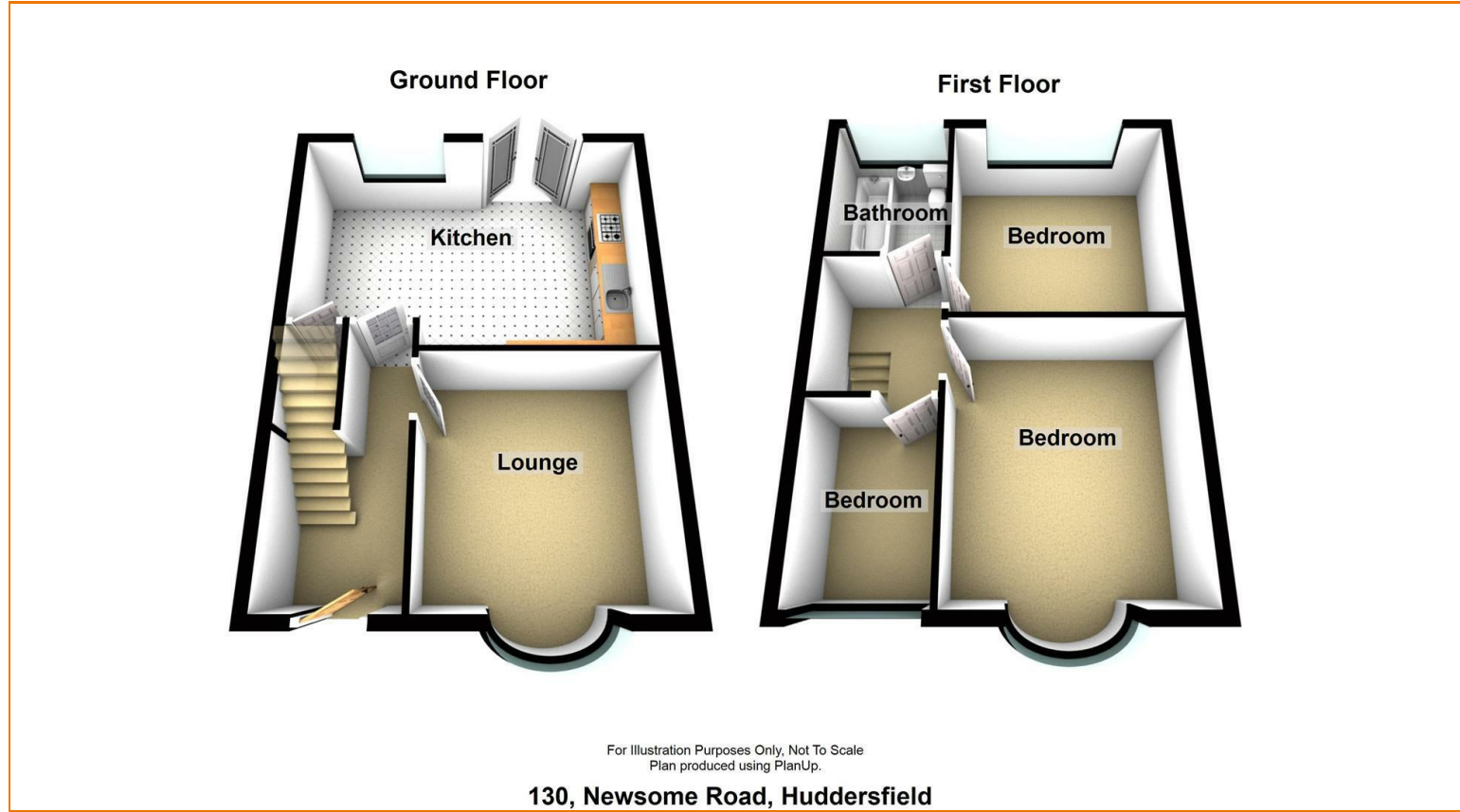
Hybrid Map



Terrain Map



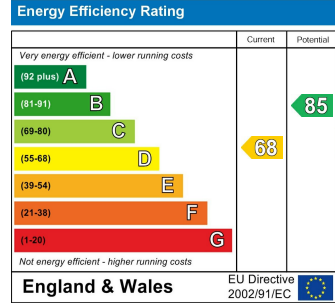
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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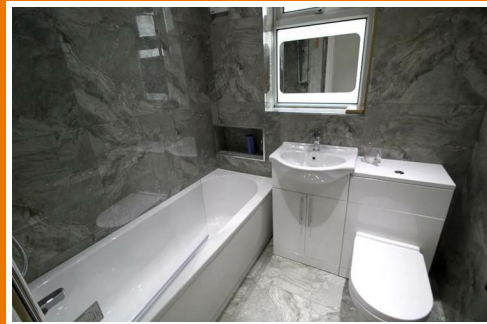
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BEDROOM THREE

7'10" x 6'3"

Having carpeted flooring, radiator and a double glazed window which overlooks the front.

BATHROOM

Modern bathroom suite comprising bath with shower over and glass showers screen. Low flush WC and concealed sink unit with mixer tap and cupboard. Having a towel warmer/radiator, marble effect tiled walls and flooring, extractor, ceiling down lights and a double glazed window to the rear.

EXTERNAL

To the front is a driveway and lawn enclosed by fencing and stone wall. Gate leads to the rear garden. To the rear is a patio area, raised flower beds/space for shrubbery enclosed by fencing.

EPC RATING D

COUNCIL TAX BAND B

Well located on the outskirts Huddersfield and not far from the countryside surrounding Castle Hill is this stylish house, presenting an excellent opportunity for those seeking a modern and comfortable home.

The current owners have thoughtfully upgraded the property, ensuring that it boasts contemporary fixtures and fittings throughout.

One of the standout features of this residence is the lovely rear garden, which offers a superb outdoor space to complement the property fully..

Situated in a popular and convenient residential suburb, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

This house is currently sold subject to an Assured Shorthold Tenancy (AST), which will require a notice period before vacant possession.

In summary, this property combines modern living with a welcoming atmosphere in a sought-after location, making it a fantastic option for anyone looking to settle close to Huddersfield, the university district and the rolling hills above Newsome.

GROUND FLOOR

ENTERANCE

Front door leading to a good sized hallway with laminate flooring and warmed by a central heating radiator. Doors lead to the reception room and kitchen. Stairs lead to the first floor.

LIVING ROOM

9'10" plus bay x 11'10"

Spacious reception room with laminate flooring and warmed by a modern vertical central heating radiator. The room has ceiling spotlights and double glazed bay windows which overlook the front.

KITCHEN DINER

16'11" x 10'7"

Immaculately presented modern kitchen with a range of fitted gloss fronted base and wall units with black granite effect worksurfaces and marble effect tiled splashbacks. Integrated electric oven, microwave, gas hob with extractor over, dishwasher and washing machine. There is space for a fridge freezer. Sink unit with drainer and swan neck tap. The room has ceiling downlights, marble effect tiled flooring, central heating radiator, door to pantry cupboard. Double glazed patio doors lead out onto the rear garden plus a windows. Door to side.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom. Carpeted flooring and a double glazed window which overlooks the side. Loft access.

BEDROOM ONE

11'10" plus bay x 10'7"

Spacious carpeted double bedroom with ceiling downlights, central heating radiator and a double glazed bay window which overlooks the front.

BEDROOM 2

10'5" x 9'1"

Good sized carpeted double bedroom with ceiling downlights, central heating radiator and a double glazed window which overlooks the rear.

