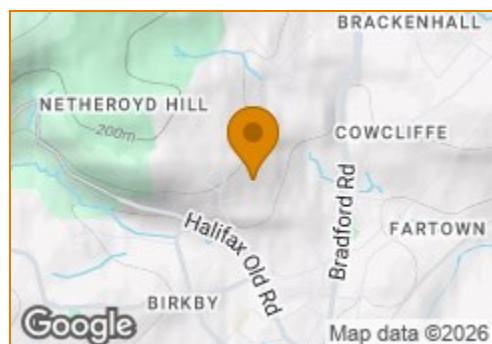
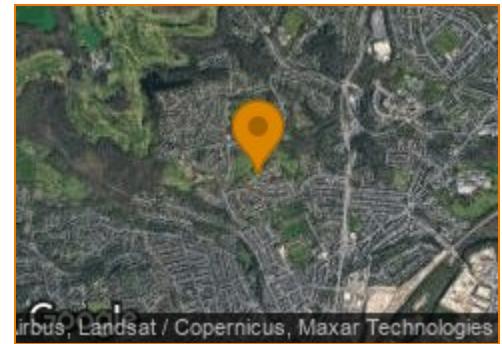


Terrain Map



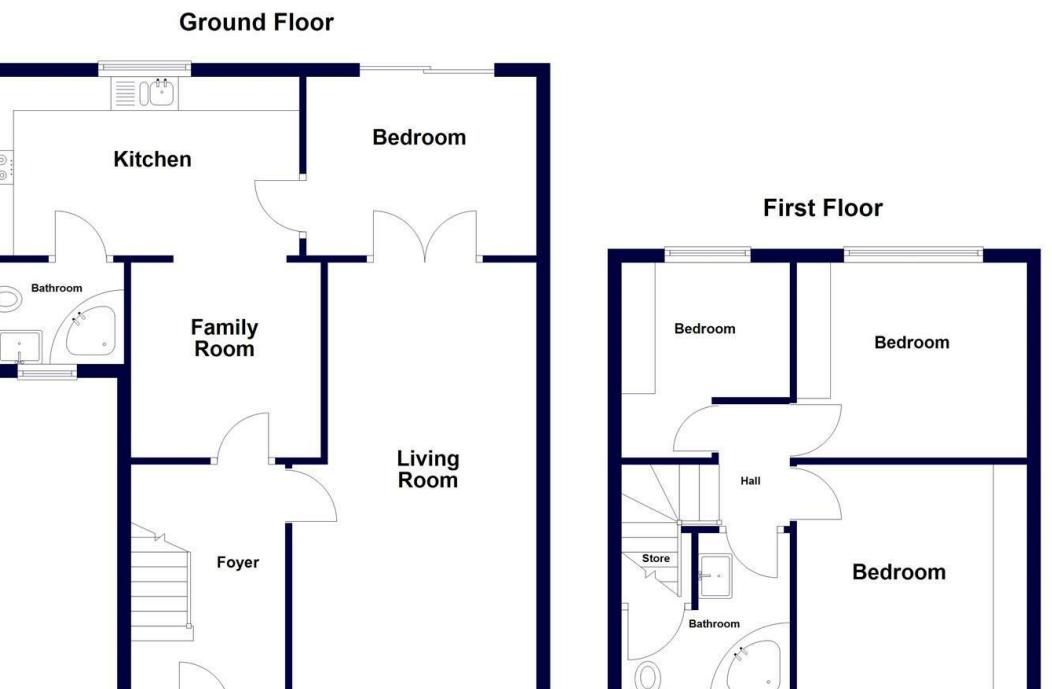
Hybrid Map



Terrain Map



Floor Plan



BOULTONS

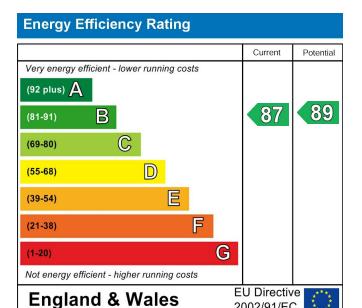


Knaresborough Drive
, Huddersfield, HD2 2PR



Offers Around £235,000

Energy Efficiency Graph



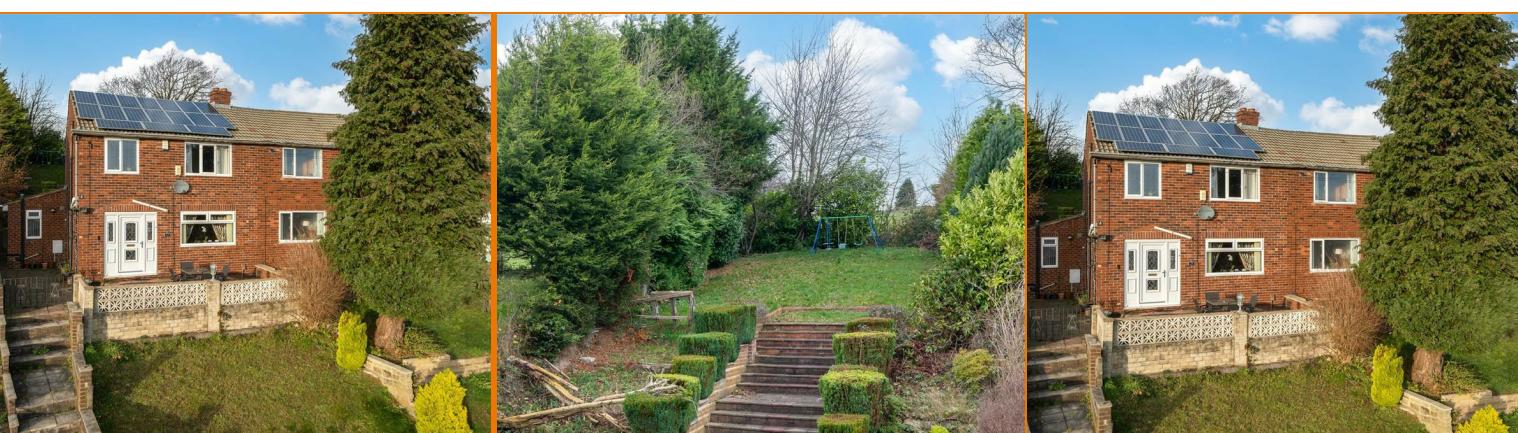
Viewing

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



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Knaresborough Drive

, Huddersfield, HD2 2PR

Offers Around £235,000



Enjoying an elevated position on Knaresborough Drive is this "move in ready" home offering a perfect blend of modern living and practical comfort. Spanning an impressive floor area having been thoughtfully extended from its original design.

Upon entering, you will find two inviting reception rooms that provide ample space for a modern family at rest, work or play. The well-appointed modern kitchen is a highlight and with three bedrooms, this home is ideal for a growing family, offering the flexibility to suit your lifestyle needs especially if you have a dependant requiring easy ground floor access to facilities with two bathrooms, including a convenient ground floor shower room.

The lovely aspect at the front of the house overlook Huddersfield and its outlying countryside, while the generous rear garden presents an excellent outdoor space which has been sympathetically landscaped to include a patio area by the house and wide steps rising up to an elevated lawned area.

This home provides comfort and convenience in a desirable location. With its modern amenities and flexible living spaces, it is sure to meet the needs of any family looking to settle in this popular area.

Don't miss the opportunity to make this wonderful house your new home and book a viewing today.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

11'9" x 7'2"

Accessed via a uPVC double glazed front door with a matching side window, staircase rising to the first floor with cupboard storage beneath, laminate floor covering and a central heating radiator.

LOUNGE/DINING AREA

21'3" x 11'9" mac

The focal point for the room is a coal effect gas fire with conglomerate marble interior and hearth in an attractive, traditional surround. You will also find decorative coving, a central heating radiator and far reaching views can be enjoyed from the front elevation via the uPVC double glazed window. To the rear of the lounge is a pair of French doors leading to the sitting room/formal dining room.

BEDROOM 4

10'5" x 8'6"

Featuring a laminate floor covering, sliding patio doors leading out to the rear garden, gas wall heater, central heating radiator.

KITCHEN

15'5" x 8'9"

Fitted with a range of contemporary wall and base units with complementary marble effect working surfaces with matching upstands providing a splashback around the preparation areas. The worktops incorporate a stainless steel inset sink unit with drainer and spray tap. There is a five ring gas hob, oven oven and microwave, plumbing for a washing machine, provision for a drier and a tallboy fridge freezer, extraction unit over the hob. There is a vertical column radiator and a uPVC double glazed window and internal doors leading to the aforementioned sitting room and a shower room. The kitchen is semi open plan in design adjacent to a breakfast area/morning room.

MORNING ROOM

9'2" x 9'2"

Open plan adjacent to the kitchen with a uPVC double glazed side door leading to the exterior of the property, central heating radiator, tiled floor covering which extends into the kitchen and a useful cupboard storage space beneath the stairs which rise to the first floor.

SHOWER ROOM

4'9" x 7'1"

Fitted with a a white three piece suite comprising quadrant shower cubicle, pedestal hand wash basin with mixer tap and low flush wc. Tiled walls and flooring, central heating radiator and a uPVC double glazed window with privacy glass inset. The combination boiler is housed within one of the cupboard units.

FIRST FLOOR

LANDING

Approached via the turned staircase, side window providing natural light and a loft hatch allowing access to the loft, pull down ladder and boarded for storage.

LOFT

19'8" x 8'10" approx

Useful additional storage space with a head height of 1.5m and a skylight provide natural light.

BEDROOM 1

10'11" max (8'10" to robe) x 11'6"

With a range of fitted wardrobes with cupboards over, good levels of natural light are providing via the uPVC double glazed window to the front elevation with an attractive aspect over the surrounding district, central heating radiator.

BEDROOM 2

10'11" x 9'6"

With a central heating radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM 3

8'3" x 9'6"

Also with a uPVC double glazed window to the rear elevation, central heating radiator.

FAMILY BATHROOM

8'3" x 8'2" max

Fitted with a corner bath, low level wc and pedestal hand wash basin, complementary tiled walls and floor, aqua-board style ceiling and heated towel rail.

OUTSIDE

The garden is terraced to the front with an elevated, low maintenance patio seating area from which the far reaching views can be enjoyed. There is also a further side patio area adjacent to the morning room door and pathways leading to the rear.

To the rear is a much larger garden with full width flagged patio seating area adjacent to the patio doors leading from the dining room. An impressive set of broad steps lead up to substantial lawned area which has a good degree of privacy.

COUNCIL TAX. BAND B

TENURE

We understand that the property is a long leasehold arrangement.

