



Broughton Road, Huddersfield, HD4 5PR

welcome to

Broughton Road, Huddersfield

This well-presented two-bedroom semi-detached home in the highly sought-after area of Crosland Moor offers modern living, generous room sizes, and low-maintenance outdoor spaces. With a conservatory, driveway, garage, and excellent access to local amenities, schools, and transport.



Lounge

12' 3" x 10' 4" (3.73m x 3.15m)

A warm and inviting lounge featuring a stylish electric fire as the focal point, complemented by modern spotlights that enhance the room's cosy atmosphere. The attractive bay window

Kitchen

14' 4" x 9' 11" (4.37m x 3.02m)

A bright and functional kitchen featuring a tiled floor and white glossy cupboards that give the space a clean, modern finish. It includes an electric oven, gas hob, dishwasher, extractor hood, sink, and washing machine, along with space for a fridge freezer. A handy pantry cupboard provides extra storage, helping keep the kitchen organised and practical for everyday use.

Conservatory

7' 11" x 8' 5" (2.41m x 2.57m)

A bright and versatile conservatory offering valuable extra living space, ideal for dining, relaxing, or using as a second sitting area. Doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Landing

The landing provides access to all first-floor rooms and includes access to a boarded loft, offering useful additional storage space.

Bedroom One

10' 4" x 13' 6" (3.15m x 4.11m)

A well-proportioned double bedroom featuring fitted wardrobes for convenient storage. The room includes a radiator and carpeted flooring, creating a warm and comfortable feel. A window allows plenty of natural light to brighten the space throughout the day.

Bedroom Two

9' 10" x 8' 6" (3.00m x 2.59m)

A comfortable double bedroom featuring fitted wardrobes for convenient storage. The room includes a radiator and carpeted flooring, creating a warm and cosy feel, while a window provides plenty of natural light throughout the day.

Bathroom

A modern and well-finished bathroom featuring a shower over the bath, W/C, and sink, all set against contemporary tiled walls. A mirrored cupboard provides practical storage while keeping the space neat and organised.

External

The property offers a driveway, a garage, and a low-maintenance front garden, with a useful area suitable for pottery or outdoor storage. To the rear, the garden features a decked section along with a low-maintenance patio, creating a practical and versatile outdoor space ideal for relaxing or entertaining.



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welcome to

Broughton Road, Huddersfield

- Two double bedrooms, both with fitted wardrobes
- Modern fully tiled bathroom
- Spacious reception room plus conservatory
- Well-presented kitchen
- Driveway and garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118661 - 0002

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