



Park Drive, Huddersfield, HD1 4EG

welcome to

Park Drive, Huddersfield

WOW! Stunning period property on one level with three bedrooms, an extremely SPACIOUS reception room, office/utility space, alongside family bathroom and separate w/c room. Expansive views over the water and Greenhead Park! ****OFFERS IN THE REGION OF £205,000****



Entrance

10' 7" x 11' 6" (3.23m x 3.51m)

Front door leading to a good sized hallway with tiled flooring.

Cloakroom

Low flush WC and window to the front.

Lounge

16' 1" x 21' 3" (4.90m x 6.48m)

Beautifully space reception room with high ceilings, feature coved ceiling and ceiling rose with centre light. Warmed by a gas fire with original Victoria style fireplace and granite back and hearth. The room also has a central heating radiator. Flooded with plenty of natural light from the double glazed window providing amazing views across to Greenhead Park.

Kitchen

12' 6" x 9' 11" (3.81m x 3.02m)

Spacious kitchen area with fitted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob. Space for washing machine and dryer. Resin sink unit with drainer and mixer tap. Laminate flooring and a sliding sash window.

Bedroom One

16' x 19' 5" (4.88m x 5.92m)

Spacious double bedroom with alcove cupboards and shelving, Feature coved ceiling, ceiling rose with centre light and skirting boards. Seated bay window with single glazing to the front. Solid oak flooring.

Bedroom Two

12' 6" x 5' 11" (3.81m x 1.80m)

Good sized double bedroom with carpeted flooring and a central heating radiator. Double glazed window to the front.

Bedroom Three

16' 1" x 11' 10" (4.90m x 3.61m)

Spacious double bedroom with alcove fitted wardrobes. Original Victorian fireplace plus central heating radiator. Single glazed sash window to the

side and solid oak flooring.

Utility/Office

7' x 7' 7" (2.13m x 2.31m)

Having flooring to ceiling integrated cupboards and drawers plus carpeted flooring.

Bathroom

12' 2" x 6' 6" (3.71m x 1.98m)

Good sized bathroom suite comprising corner step in shower cubicle and corner bath. Wash hand basin, laminate flooring, part tiled walls, central heating radiator and a sliding sash window to the rear.



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welcome to

Park Drive, Huddersfield

- Period Property With Original Features
- Three Double Bedrooms, Office Space/Utility and Two Bathrooms
- Spacious Living Areas With Original High Ceilings
- Amazing Views Over Greenhead Parks Beautiful Water Features
- Ample On Street Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: B 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.

offers in the region of

£205,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118440 - 0004

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