



**Southlands Drive, Huddersfield, HD2 2LT**

**welcome to**

**Southlands Drive, Huddersfield**

Set to this popular residential location on the outskirts of Huddersfield is this deceptively spacious semi-detached residence. The accommodation is set over two floors and has a long hallway, a dining room/bedroom, spacious kitchen, two bedrooms and one bathroom. Must be seen to be appreciated.



### **Entrance Hall**

Entrance hall with laminate flooring, with access to an integral storage cupboard.

### **Lounge**

12' x 20' 6" ( 3.66m x 6.25m )

Spacious and modern lounge with carpeted flooring, with a feature fireplace and a large window to the front. Warmed by two central heating radiators.

### **Kitchen**

11' 10" x 8' 4" ( 3.61m x 2.54m )

Good sized kitchen fitted with a range of base and wall units with laminate work tops, integrated gas hob and electric oven and grill, with under floor heating. Space for fridge/freezer. Plus a pantry cupboard with space for a washing machine and tumble dryer.

### **Dining Room/Bedroom**

11' 11" x 12' 3" ( 3.63m x 3.73m )

Spacious double bedroom with carpeted flooring, lots of storage into fitted wardrobes. Lots of natural light with a double glazed window to the front. Warmed by a central heating radiator.

### **First Floor**

#### **Landing**

Carpeted landing with access to an integral storage cupboard.

#### **Bedroom One**

9' 8" x 14' 5" 16'05 max ( 2.95m x 4.39m 16'05 max )

Spacious double bedroom with two velux windows. Carpeted flooring, and warmed by a central heating radiator.

#### **Bedroom Two**

11' 9" x 9' 9" ( 3.58m x 2.97m )

Good sized double bedroom with a double glazed window to the rear. Warmed by a central heating radiator, with carpeted flooring.

### **Bathroom**

Fully tiled bathroom with grey floor, fitted with a

separate shower and bath, low flush WC and wash hand basin. Warmed by a heated towel rail.

### **External**

Front Garden consists of a tarmac drive following the side of the house with access to the rear garden, and a small lawned area with established shrubbery. The rear garden consists of indian style flag stone, with access to two fields, perfect for families. The rear garden is well kept and move in ready.



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## Southlands Drive, Huddersfield

- **\*\*GUIDE PRICE £240K-£250K\*\***
- Spacious semi-Detached
- Two Bedrooms
- Dining Room/Third Bedroom
- Large rear garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 12.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000 - £250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116783 - 0010

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