



8 Boothroyd Drive, Huddersfield HD4 5QH

welcome to

8 Boothroyd Drive, Huddersfield

Nestled in the highly desirable Crosland Hill area, this two-bedroom, one-bath bungalow presents an exciting opportunity for those seeking a home to truly make their own. Set on a generous plot with both front and rear gardens, the property offers an excellent balance of indoor and outdoor space.



Lounge

14' 4" x 11' 10" (4.37m x 3.61m)

Good sized lounge with a double glazed window to the front providing ample natural light. Warmed by a central heating radiator and a feature fireplace. With wood flooring.

Kitchen

10' 3" x 11' 9" (3.12m x 3.58m)

Good sized kitchen which is fitted with a range of base and wall units with laminate worktops. Tile splashbacks and integral modern appliances including an electric oven and gas hob. The kitchen provides access to the rear porch and has a double glazed window to the porch as well, offering lots of natural light.

Porch

The porch provides extra utility space, with double glazed windows all round, and an external door opening onto the rear garden.

Bedroom One

12' 1" x 10' 9" (3.68m x 3.28m)

Spacious double bedroom with wood flooring, warmed by a central heating radiator. With a double glazed window to the front and one to the side. Warmed by a central heating radiator.

Bedroom Two

10' 8" x 8' 9" (3.25m x 2.67m)

Good sized second bedroom with wood flooring, warmed by a central heating radiator. With ample storage into integral wardrobes.

Bathroom

Good sized bathroom with wood floor and tile walls. Fitted with a shower over bath, low flush WC and wash hand basin. Warmed by a central heating radiator and with a frosted double glazed window providing ample natural light.

External Front

To the front of the property is a large lawn garden which is immaculately presented with established shrubbery. With a tarmac driveway down the side of the property. Enclosed by hedges and walls.

Rear

Spacious garden to the rear of the property complete with a garden shed. Beautifully kept and fully enclosed by walls and hedges.



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welcome to

8 Boothroyd Drive, Huddersfield

- Sought-After Location
- Two-Bedroom Bungalow
- Generous Plot
- Private Driveway
- Exciting Renovation Opportunity

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 3.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118055 - 0002

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