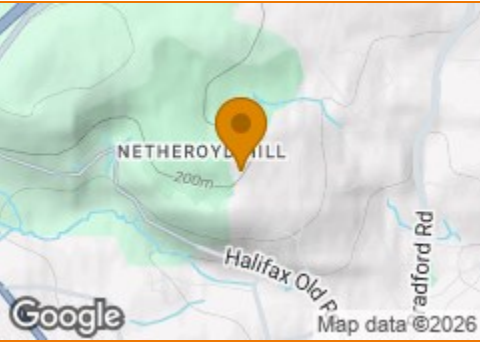


Terrain Map



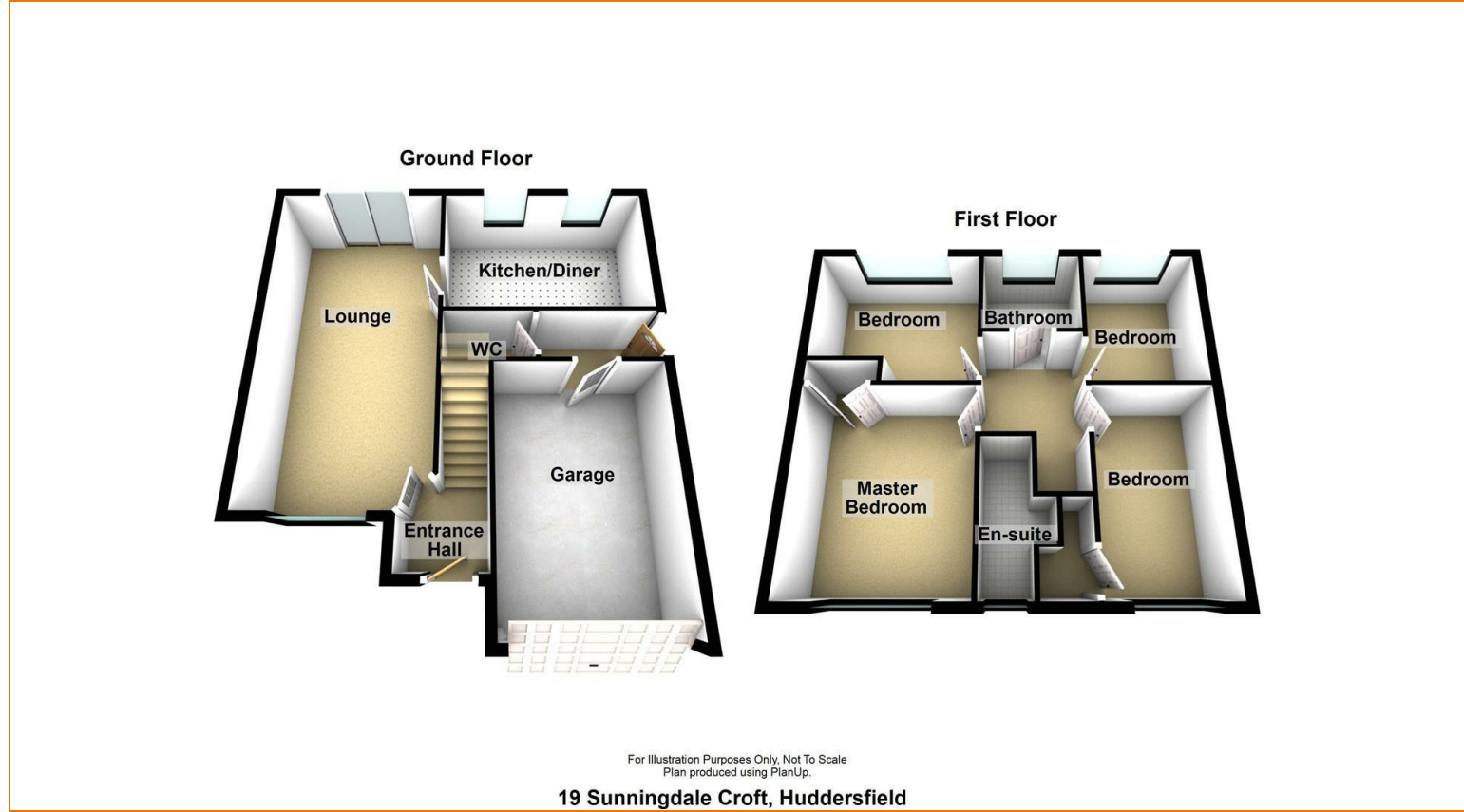
Hybrid Map



Terrain Map



Floor Plan



# BOULTONS



## Sunningdale Croft

, Huddersfield, HD2 2NX

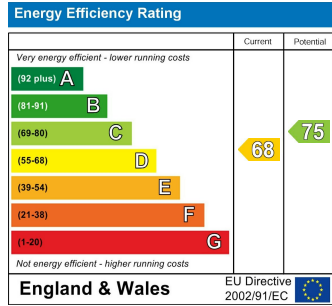
Offers Around £390,000



### Viewing

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

### Energy Efficiency Graph



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# Sunningdale Croft

, Huddersfield, HD2 2NX

Offers Around £390,000



Welcome to this superbly presented family home located in this most sought-after cul-de-sac location. This immaculate property boasts four spacious bedrooms, making it an ideal choice for families seeking comfort and style.

This wonderful “move in ready” home provides ample space for relaxation and entertaining, enjoys stunning townscape views at the front, while the rear of the property offers a serene wooded backdrop, backing onto the local golf course. This unique setting not only enhances the aesthetic appeal of the home but also provides an attractive environment for outdoor activities and leisure..

The property includes two modern bathrooms, one of which is an ensuite, ensuring convenience for family living. The well-designed layout is perfect for both everyday life and hosting guests. Additionally, the house comes with a garage and beautifully maintained gardens, offering further outdoor space for children to play or for gardening enthusiasts to indulge their passion.

Situated in a prime location, this home serves as an excellent base for local and regional commuters, making it easy to access nearby amenities and transport links. Whether you are looking for a family home or a place to entertain, this property is sure to impress. Don't miss the opportunity to make this immaculate house your new home.

## Ground Floor

### Entrance Hall

Accessed via a modern composite front door and having a staircase rising to the first floor. An internal door leads through into the living room.

### Cloakroom/WC

Cloakroom and ground floor WC fitted with a two piece white suite comprising a low flush w.c and vanity wash hand basin with tiled splash back.

### Lounge/Dining Room

22'11" x 11'6" max

Open plan in design and enjoying excellent levels of natural light through the dual aspect windows at the front and with French doors leading out into the rear garden. The focal point of the room is an attractive feature fireplace.

### Breakfast/Dining Kitchen

14'2" x 9'4"

Well fitted with a blend of traditionally styled wall and base units in a modern colour scheme, natural wood effect working surfaces and complimentary tiled splash-backs surround the preparation areas. Provision for an electric cooker and integrated appliances comprise: a dishwasher, washing machine, fridge and extractor fan. You will also find an inset one and a half bowl stainless steel sink with drainer and the floor covering is a wood effect laminate floor. Overlooking the rear garden and wooded backdrop beyond are two uPVC double glazed windows.

### Side Entrance

A side entrance area with access to the exterior of the property and to the integral garage.

## First Floor

### Master Bedroom

13'5" x 8'7"

Enjoying an array of fitted wardrobes featuring variety of hanging and shelving, bedside cabinets, dresser draws and dressing table. UPVC double galzed window taking in views to the front elevation and access to the en-suite.

### En Suite Shower Room

Well appointed and modern comprising a low flush w.c, vanity hand basin and a shower cubicle. Complimentary splash backs.

### Bedroom 2

13'3" x 8'2"

Also enjoying a range of fitted wardrobes and useful airing cupboard.

### Bedroom 3

7'6" x 9'6"

Well presented and well proportioned.

### Bedroom 4

8'9" x 7'4"

Another well presented and generous double bedroom.

### Bathroom

5'8" x 6'7"

This modern house bathroom has a three piece suite, comprising a large vanity hand wash basin unit, low flush WC and panel bath. There is laminate flooring and a PVCu privacy window to the rear elevation.

### Outside

Externally the property enjoys a driveway providing ample off road parking and in turn access to the integral garage. There is a main lawned area to the front with flower beds and evergreen hedges. There is further access to the rear via the perimeter of the property. To the rear offering

a great deal of privacy is a mainly lawned garden with fencing and an attractive patio seating area adjacent to the patio doors off the dining area. This tranquil, peaceful garden provides the perfect place to relax.

### Garage

16'4" x 8'0"

A useful integral single garage with up and over door. Currently housing the boiler, fridge-freezer and tumble dryer.

### Tenure

LEASEHOLD - 999 YEARS FROM 1965. £70 GROUND RENT P/A

COUNCIL TAX BAND E

