



**Britannia Road, Huddersfield, HD3 4QF**

**welcome to**

## **Britannia Road, Huddersfield**

Ideal for those looking to settle in a peaceful yet convenient location with good access to Colne Valley and the M62 networks, this move-in ready, modern and spacious newly built home ticks all the boxes with off-road parking, a ground floor W/C, a dining-kitchen and an enclosed rear garden.

### **Living Room**

12' 1" x 14' 1" ( 3.68m x 4.29m )

A light and spacious carpeted living room with a double glazed window overlooking the front and two gas central heated radiators.

### **Ground Floor W/C**

The ground floor W/C has laminate flooring, an extractor fan, a low-flush W/C, a pedestal sink and a gas central heated radiator.

### **Dining Kitchen**

12' 1" x 14' 7" into doorway ( 3.68m x 4.45m into doorway )

A fully modernised dining-kitchen with a range of base and wall units and space to house a fridge/freezer, a washing machine and a tumble dryer. There is an electric hob and oven with an extractor hood, a 1.5 sink and draining board and there are laminate worktops. The kitchen has laminate flooring, a double glazed window and an external door to the rear. There is an integral pantry cupboard and the room is warmed by a gas central heated radiator.

### **Landing**

The carpeted landing has two integral storage cupboards, a gas central heated radiator and a loft hatch.

### **Bedroom 1**

9' 7" x 12' 2" ( 2.92m x 3.71m )

The carpeted first bedroom has a double glazed window overlooking the front of the property and is warmed by a gas central heated radiator.

### **Bedroom 2**

11' max x 12' 2" max ( 3.35m max x 3.71m max )

With carpeted flooring, a double glazed window

overlooking the rear and a gas central heated radiator.

### **Bathroom**

The house bathroom has laminate flooring and a white three-piece suite including a low-flush W/C, a pedestal sink and a bath with a shower over. There is an extractor fan and the room is warmed by a gas central heated radiator.







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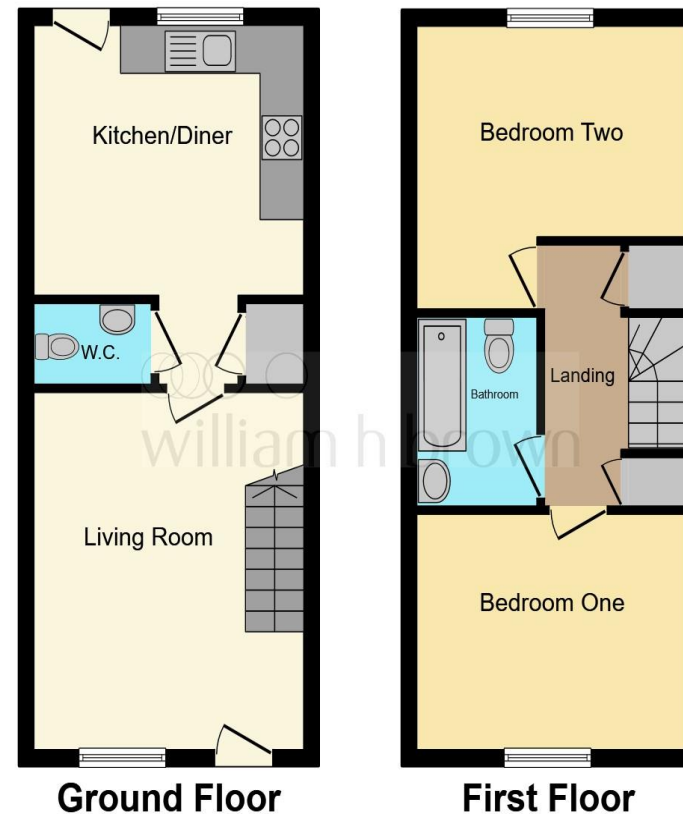
- Peaceful yet convenient location
- Off-road parking to the rear
- Fully modernised throughout
- Good access to the M62 networks
- Ideal as a first purchase

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in the region of

**£170,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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