



**Warneford Road, Huddersfield, HD4 5TP**



**welcome to**

**Warneford Road, Huddersfield**

If you are looking for a spacious new family home in a peaceful cul-de-sac location with schools, bus routes and local amenities close-by, your search is over! Offered move-in ready with off-road parking, a garage, a well-maintained and enclosed garden, two reception rooms and an en-suite master.



### Entrance Hall

A welcoming entrance hall featuring a radiator, brand-new LVT flooring, and a staircase leading to the first floor. The hallway also provides access to the ground floor W/C and offers internal entry into the integral garage.

### Lounge

11' 9" into recess x 13' 2" + bay ( 3.58m into recess x 4.01m + bay )

A bright and comfortable lounge featuring carpeted flooring, a double-glazed bay window to the rear allowing plenty of natural light, and an electric fire creating a cosy focal point for the room.

### Dining Room

8' 6" x 11' 1" ( 2.59m x 3.38m )

A well-presented dining room featuring LVT flooring, a radiator, and a double-glazed window to the front that brings in plenty of natural light, creating an ideal space for family meals or entertaining.

### Kitchen

9' 5" x 13' 1" ( 2.87m x 3.99m )

A modern and well-equipped kitchen featuring LVT flooring, laminate worktops, and a range of sleek white contemporary cupboards offering plenty of storage. Appliances include an electric hob and oven, integrated dishwasher, integrated washing machine, and a fridge freezer. The space also benefits from a 1.5 drainer sink, a double-glazed window overlooking the rear garden, and an extractor fan fitted into the wall, making this a practical and stylish area for everyday cooking and dining.

### Landing

A spacious landing area with carpeted flooring and a double-glazed window to the side providing natural light. The space includes access to the loft via a hatch (boarded for storage) and features an integrated cupboard, offering additional practical storage.

### Bedroom One

9' 8" x 11' 8" ( 2.95m x 3.56m )

A generous master bedroom featuring wooden

floorboards, a double-glazed window to the front, and a radiator for year-round comfort. The room also benefits from integrated cupboards, providing excellent built-in storage and keeping the space neatly organised.

### En Suite

A modern en suite fitted with laminate flooring, a shower enclosure, and a pedestal sink. The room includes a low-flush W/C, a heated towel rail, and a double-glazed window to the side for natural ventilation. An extractor fan is also installed, ensuring the space remains fresh and well-aired.

### Bedroom Two

9' 8" x 10' 6" ( 2.95m x 3.20m )

A well-sized second bedroom featuring LVT flooring, a radiator, and a double-glazed window to the rear, offering a pleasant outlook and plenty of natural light.

### Bedroom Three

8' 3" x 10' 7" ( 2.51m x 3.23m )

A comfortable third bedroom featuring carpeted flooring, a radiator, and a double-glazed window to the rear, providing a pleasant outlook and good natural light.

### Bedroom Four

9' 4" x 8' 11" ( 2.84m x 2.72m )

A neatly presented fourth bedroom featuring wooden floorboards, a radiator, and a double-glazed window to the front, allowing plenty of natural light into the space.

### Bathroom

A modern family bathroom fitted with laminate flooring, a double-glazed window to the side, and a bath with an overhead shower. The suite includes a low-flush W/C, a pedestal sink, and a radiator. An extractor fan is also installed to ensure good ventilation and a fresh environment.

### Loft Space

The boarded loft provides ample space for extra storage space, perfect for keeping the house neat and tidy.

### Rear Garden

A beautifully maintained rear garden featuring a decked seating area and a patio, ideal for outdoor dining and relaxation. Beyond this, a raised garden area provides additional planting space and creates an attractive, well-structured outdoor setting.



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## **Warneford Road, Huddersfield**

- Spacious, modern and detached family home
- Ideal for an upsize
- Peaceful cul-de-sac location
- TWO reception rooms
- Close to local schools, amenities and public transport

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in the region of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118615 - 0003

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