



No Display Address Found
Huddersfield

Offers in the Region of
£260,000



Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Situated on the highly sought-after Kiln Court development, this impressive three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors. Beautifully presented throughout, the property features a stunning luxury kitchen diner, perfect for modern family living and entertaining, alongside a contemporary luxury bathroom finished to a high standard.

The well-planned layout includes a generous ground-floor bedroom, ideal for guests, home working or multi-generational living, while two further bedrooms occupy the top floor. Additional practical benefits include a useful utility room, an integral garage and a driveway providing off-road parking for two vehicles.

To the rear, the property enjoys an attractive, low-maintenance garden featuring an artificial lawn and patio seating area, creating the perfect space for relaxing or entertaining outdoors with minimal upkeep.

Combining stylish interiors with flexible living space, this superb home is perfectly positioned within this popular residential location, making it an ideal choice for families and professionals alike. Early viewing is highly recommended.



Entrance Hallway

A welcoming entrance hallway sets the tone for the quality found throughout the home, featuring stylish luxury LVT vinyl flooring and a contemporary composite entrance door. A PVCU double-glazed window to the front aspect allows plenty of natural light to flow into the space. Internal doors provide access to the ground-floor third bedroom and the integral garage, whilst carpeted stairs, finished with a luxurious grey carpet, rise elegantly to the first-floor accommodation. To the rear of the garage is a practical utility room, offering additional storage and laundry facilities, enhancing the property's excellent functionality.



Bedroom Three

A Third double bedroom with carpet and PVCu window to the rear aspect.

Kitchen Diner

A beautifully appointed kitchen diner, designed with both style and practicality in mind, featuring an attractive range of navy blue matching wall and base units complemented by elegant white granite work surfaces. The kitchen is well-equipped with a range of integrated appliances including a fridge freezer, dishwasher, built-in cooker, five-ring gas hob and extractor hood, creating a sleek and contemporary finish.

The room offers ample space for a family dining table, making it an ideal setting for everyday living and entertaining. A PVCu double-glazed window to the rear aspect and patio doors provide an abundance of natural light whilst offering direct access to the rear garden. Stylish vinyl flooring runs throughout, and elegant glazed double doors open into the front reception room, creating a wonderful flow between the living spaces.

Utility Room

A useful utility room to the rear of the garage. There is a stainless steel sink and drainer and drainer, plumbing for a washing machine and ample space for further appliances.

Living Room

A stylish and inviting living room, beautifully presented and centred around a bespoke built-in media wall incorporating an electric feature fire and attractive display shelving, creating a striking focal point for the room. The space is finished with a luxurious grey carpet, adding warmth and comfort underfoot, while a PVCu double-glazed window to the front elevation allows plenty of natural light to flood the room. Stairs rise to the first floor, seamlessly blending into the living space and enhancing the home's contemporary design.

Landing

Access to both bedrooms and house bathroom.

Master Bedroom

A spacious and beautifully presented master bedroom, offering a peaceful retreat at the end of the day. The room is finished with a luxurious grey carpet, creating a warm and comfortable atmosphere, while a PVCu double-glazed window to the front aspect allows for plenty of natural light. A particular feature of the room is the impressive walk-in wardrobe, providing excellent storage and dressing space, enhancing both the practicality and appeal of this superb principal bedroom.





Bedroom Two

A double bedroom with PVCu window to the rear elevation.

Bathroom

A stunning contemporary house bathroom, finished to an exceptional standard with stylish full-height tiling and modern black fixtures throughout. The suite comprises a panelled bath with overhead shower and sleek black-framed glass shower screen, a low-flush WC, and a wash hand basin inset within a vanity unit, providing both practicality and useful storage. A privacy-glazed PVCu double-glazed window to the rear elevation allows natural light whilst maintaining privacy. Completing the space is a striking black heated towel rail, adding a touch of luxury and complementing the bathroom's modern design aesthetic.

Rear Garden

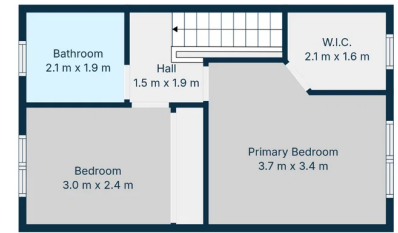
To the rear of the property is a beautifully presented and low-maintenance garden, providing an excellent space for both relaxation and outdoor entertaining. Immediately adjoining the property is a paved patio area, ideal for al fresco dining and enjoying the warmer months. Steps lead up to an attractive artificial lawn, offering year-round greenery with minimal upkeep.

The garden is fully enclosed by timber fencing, creating a private and secure environment, making it perfect for families, pets, and outdoor gatherings. Overall, this delightful outdoor space provides a wonderful extension of the living accommodation and is ideal for modern lifestyles.

Garage

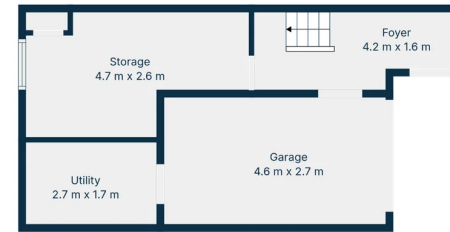
A single garage with an up and over door, electrics and lighting.





1st Floor

2nd Floor



Ground Floor



TOTAL: 100 m²
 Ground floor: 34 m², 1st floor: 33 m², 2nd floor: 33 m²
 EXCLUDED AREAS: WALLS: 10 m²

Measurements deemed highly accurate but not guaranteed.





Claire Ramsbottom

01484 817299

claire.ramsbottom@expuk.com

<https://claireramsbottom.exp.uk.com>