



Dockery, Huddersfield HD1 3TP



**william
h brown**

welcome to

Dockery, Huddersfield

****GUIDE PRICE £170,000 - £180,000**** This charming three-bedroom semi-detached home offers an excellent balance of modern living and traditional family comfort. Situated in a desirable residential location yet also benefitting from generous living spaces.



Lounge

17' 9" x 11' 2" (5.41m x 3.40m)

A bright and spacious reception room with a large window, offering plenty of natural light and an ideal space for relaxation or entertaining with a window to the front.

Dining Room

16' 1" x 8' 11" (4.90m x 2.72m)

A separate dining area with ample space for a family table, ideal for everyday meals or entertaining guests with door leading to the garden.

Kitchen

13' 4" x 8' 8" (4.06m x 2.64m)

A modern, well-presented kitchen with ample worktop space and storage units, ideal for everyday family use with a window to the rear.

Bedroom 1

11' 6" x 9' 8" (3.51m x 2.95m)

A generous double bedroom with a window to the front, benefiting from its own en-suite shower room for added convenience

En- Suite

Fitted with a shower cubicle, wash basin, and WC, offering a modern and practical private space with a window to the rear

Family Bathroom

A well-presented bathroom fitted with a bath and overhead shower, wash basin and W/C, combining practicality with a modern comfort.

Bedroom 2

11' 8" x 7' 8" (3.56m x 2.34m)

A well-proportioned bedroom with a window to the front, ideal as a double bedroom or flexible guest space.

Bedroom 3

10' 1" x 11' 11" (3.07m x 3.63m)

A bright bedroom with a window to the front, ideal as a child's room, study, or guest bedroom.

Loft Room

13' 2" x 7' 1" (4.01m x 2.16m)

A versatile loft conversion offering scope as an additional bedroom, home office, or hobby room, with ample floor space and natural light.

External

The property enjoys a generous rear garden laid with low-maintenance artificial grass, providing a clean and practical outdoor space perfect for families, entertaining, or relaxation. To the side, there is convenient off-road parking, enhancing the overall appeal of the home



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welcome to

Dockery, Huddersfield

- Spacious three-bedroom semi-detached home with a versatile loft conversion offering potential for a fourth bedroom.
- Modern kitchen with separate dining area and a bright, well-proportioned lounge.
- Generous rear garden with low-maintenance artificial grass, ideal for families and entertaining.
- Three first-floor bedrooms, including a main bedroom with en-suite shower room.
- Convenient off-road parking to the side of the property.
- ****GUIDE PRICE £170,000 - £180,000****

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118117 - 0006

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