



Leeds Road, Huddersfield HD2 1YY

welcome to

Leeds Road, Huddersfield

Brand new throughout and finished to the highest of standards, with lovely gardens front and rear, a new driveway for multiple cars off-road, a detached garage, two reception rooms and a new extended kitchen to the rear. An ideal first purchase or relocation close to the M62 network and amenities.



Living Room

13' 10" into bay x 13' 5" (4.22m into bay x 4.09m)

With a feature fireplace and a double glazed bay window overlooking the front of the property.

Dining Room

13' 4" x 8' 7" (4.06m x 2.62m)

With laminate flooring, two radiators, a double glazed window to the side and a pantry cupboard under the stairs.

Kitchen

6' 10" x 11' 7" (2.08m x 3.53m)

With two Velux skylights and two double glazed windows to the rear. The kitchen has laminate flooring, laminate worktops, a porcelain sink with draining space, an electric oven and hob, an integrated dishwasher and space for other appliances.

Bedroom 1

13' 6" into recess x 11' 5" plus bay window (4.11m into recess x 3.48m plus bay window)

With carpeted flooring, a radiator and a double glazed bay window to the front.

Bedroom 2

9' 5" to wardrobes x 10' 3" into doorway (2.87m to wardrobes x 3.12m into doorway)

A second carpeted bedroom with a radiator and a double glazed window overlooking the rear.

Shower Room

The house shower room with a new three-piece suite including a shower cubicle, a sink and a low-flush W/C. There is laminate flooring down, a double glazed window the rear and a heated towel rail.

Agents Note: AML

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Leeds Road, Huddersfield

- Immaculately presented semi-detached home
- Brand new and extended kitchen space
- Detached single garage
- Brand new driveway
- Two reception rooms
- Close to amenities, schools, public transport and the M62 networks
- Ideal as a first purchase
- Move in ready home

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£160,000 - £170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF119486 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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