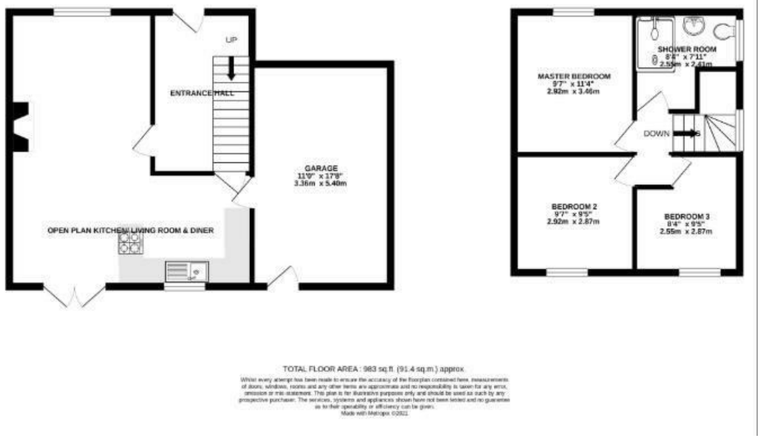

TOTAL FLOOR AREA : 983 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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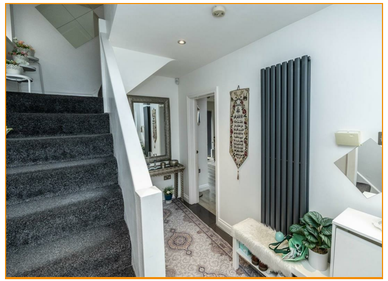


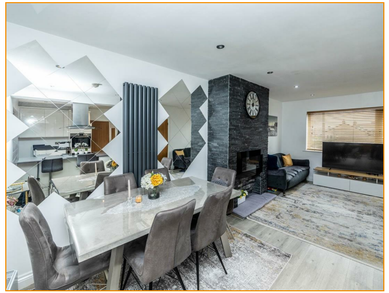


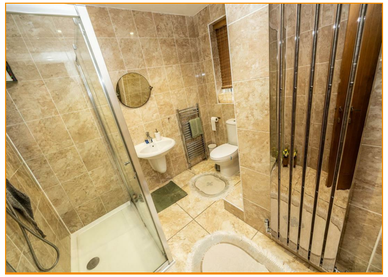
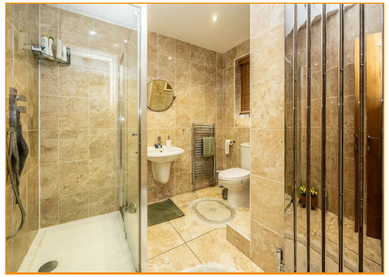

** TURN KEY & SUPERBLY PRESENTED ** STYLISH & SMARTLY APPOINTED ** A MUST TO VIEW**

Located on the popular Hammerton Road is this superb semi-detached house. Presenting an exceptional opportunity for families seeking a stylish and comfortable home. With three well-proportioned bedrooms and a thoughtfully designed bathroom, this property is perfect for both relaxation and family life.

The heart of the home is a welcoming open plan reception room and kitchen, ideal for entertaining guests or enjoying quiet evenings with loved ones. The property has been comprehensively upgraded and improved, ensuring that modern comforts blend seamlessly with classic charm. Every detail has been considered, making this home a true standout in the area.

One of the highlights of this property is the extensive and beautifully landscaped rear garden. This outdoor space offers a perfect retreat for children to play, for gardening enthusiasts to indulge their passion, or for hosting summer barbecues with friends and family. The garden is a true extension of the home, providing a tranquil setting to unwind and enjoy the outdoors.

We believe that only upon inspection will the full appeal of this stylish family home be appreciated. Its prime location in Huddersfield offers convenient access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Do not miss the chance to make this exceptional property your new home.

ACCOMMODATION

RECEPTION HALL
11'2" x 7'4"
This light, bright and welcoming reception hall enjoys a porcelain tile floor covering and a staircase rising to the first floor along with a contemporary column style radiator, alarm control panel and is accessed via a modern composite double glazed front door with matching window lights positioned either side.

LOUNGE/DINING AREA
20'8" x 11'6"
This is social and open plan reception area enjoys an attractive focal point in the form of a slate effect chimney breast with an eye catching contemporary electric fire within. There are excellent levels of natural light via the uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation. In the dining area is an attractive contemporary column style radiator in a graphite colour scheme and in the sitting room area is a traditional radiator. Upgraded oak doors have been fitted throughout the property. The kitchen is open plan to to the dining area and adjacent.

KITCHEN
9'1" x 8'5"
Fitted with a newly installed range of contemporary wall and base units in a white high gloss handleless design with granite working surfaces with quartz detailing which extend into a breakfast bar are and there are matching upstands around the preparation areas. Incorporated in the working surfaces is an inset sink with chrome mono block mixer tap over. The kitchen is further equipped with a fitted Bosch oven, drinks fridge, fridge and integrated dishwasher. There is also a four ring Bosch induction hob and stainless steel and glass extractor canopy over. There is useful cupboard storage beneath the stairs and a contemporary column style radiator. A solid oak internal door lead to the garage.

GARAGE
18'3" x 7'9"
Currently use as a second kitchen, fitted with a range of base level cupboards and slate effect post-form working surfaces, plumbing for a washing machine, provision for a gas cooker and a wall mounted Veissmann combination boiler. Central heating radiator, electric roller door, power, light and a personnel door leading out to the rear garden.

FIRST FLOOR

BEDROOM ONE
11'3" x 8'9" to wardrobe door
Another light and bright room with a uPVC double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes which are sliding door fronted and provide hanging and shelving. There is a Nordic grey laminate floor covering.

BEDROOM TWO
10'8" x 9'4"
Positioned at the rear of the property and enjoying an attractive outlook over the rear garden and beyond to a wooded aspect via the uPVC double glazed window, central heating radiator and Nordic grey laminate floor covering.

BEDROOM THREE
9'5" x 8'4"
Also positioned at the rear and enjoying the aforementioned outlook via the uPVC double glazed window. Central heating radiator and Nordic grey style laminate floor covering.

BATHROOM
7'9" x 8'3"
With a double shower cubicle with rainfall shower head and separate hand held chrome mono block attachment, half pedestal hand wash basin with mixer tap and low flush wc, all in a contemporary white colour scheme. Useful bulkhead cupboard storage for linen, complementary tiled walls and floor, heated towel rail, extractor, spotlights.

LANDING
With a loft hatch and pull down ladder, giving access to the roof void. We are informed by the vendor that the loft has been partially boarded for storage.

OUTSIDE
There is a double width drive to the front of the property providing ample off road parking and to the rear is a large landscaped garden, tiered with predominantly lawned sections and a patio seating area adjacent to the house.

TENURE
We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND B.

Anti-Money Laundering Compliance
In accordance with the Money Laundering Regulations 2017, we are required to undertake identity verification and anti-money laundering checks on all sellers and successful purchasers. A charge of £60 inclusive of VAT per person will be payable to cover the cost of these mandatory compliance checks, including identity verification, sanctions screening, record keeping and associated administration. This fee must be paid before the transaction can proceed.

