



Dawson Road, Huddersfield, HD4 6LX

welcome to

Dawson Road, Huddersfield

A spacious and well-presented semi-detached home in Newsome, located at the end of a no-through road offering ample garden space, a dining-kitchen, double bedrooms & a conservatory extension. Offered chain free with a tenant in situ and located close to public transport, schools and the University.



Entrance Hall

A welcoming entrance hall fitted with laminate flooring and featuring a central heating radiator for year-round comfort. A useful built-in cupboard provides convenient storage for coats, shoes, or household essentials. The hall offers direct access into the living room, setting the tone for the well-maintained accommodation throughout.

Lounge

16' 6" max into recess x 11' 1" into recess (5.03m max into recess x 3.38m into recess)

A bright and welcoming lounge featuring laminate flooring and a central heating radiator for comfort. A rear-facing double-glazed window brings in plenty of natural light, enhancing the warm and homely feel of the space. Generously proportioned, it offers ample room for a range of seating, creating a cosy and inviting setting ideal for relaxing or entertaining guests.

Kitchen

9' 6" x 16' 9" (2.90m x 5.11m)

A well-proportioned dining kitchen fitted with laminate flooring and laminate worktops, offering a practical and modern space for everyday use. There is ample room for appliances. The kitchen is equipped with a drainer sink, gas hob, built in oven, and an extractor hood, providing everything needed for convenient meal preparation. A rear-facing double-glazed window brings in natural light, while a central heating radiator ensures comfort. Additional storage is provided by a useful pantry cupboard, ideal for keeping essentials neatly organised.

Conservatory

9' 3" x 12' (2.82m x 3.66m)

A bright and versatile conservatory featuring laminate flooring and surrounded by double-glazed windows that allow natural light to flood the space. A central heating radiator ensures it can be enjoyed comfortably throughout the year, making it an ideal spot for dining, relaxing, or taking in views of the garden.

Landing

A neatly presented landing area laid with carpet and offering access to the first-floor rooms. A useful integrated storage cupboard provides space for linens or household items, while a loft hatch allows further access to additional storage above. A side-facing double-glazed window brings natural light into the space, creating an open and airy feel.

Bedroom One

13' 6" towards x 9' 1" +recess (4.11m towards x 2.77m +recess)

A spacious primary bedroom featuring carpeted flooring and two integrated wardrobe cupboards, offering excellent built-in storage. A front-facing double-glazed window provides natural light, while a central heating radiator ensures the room remains warm and comfortable throughout the year.

Bedroom Two

9' 7" x 10' 7" (2.92m x 3.23m)

A well-proportioned second bedroom finished with carpeted flooring and warmed by a central heating radiator. A rear-facing double-glazed window provides pleasant natural light, making this a comfortable space suited to a variety of uses, whether as a bedroom, study, or guest room.

Bathroom

A modern house bathroom fitted with laminate flooring and comprising a bath with shower over, wash basin, and low-flush W/C. A rear-facing double-glazed window provides natural light and ventilation, supported by an extractor fan. A central heating radiator completes the room, ensuring a warm and comfortable environment.

Rear Garden

A spacious, lawned rear garden offering plenty of room for outdoor seating, play, or planting. The area is fully enclosed by fencing, providing privacy and a secure space ideal for families, pets, or relaxed outdoor living.



view this property online williamhbrown.co.uk/Property/HDF118639



welcome to

Dawson Road, Huddersfield

- Spacious family home
- Ample enclosed garden space
- Quiet, no-through road
- Tenant in situ
- Close to the University and town centre of Huddersfield

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF118639](https://www.williamhbrown.co.uk/Property/HDF118639)



Property Ref:
HDF118639 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)