



**Central Close, Huddersfield, HD2 1DB**

**welcome to**

## **Central Close, Huddersfield**

A rare opportunity to purchase a spacious home in a peaceful yet convenient location close to local schools, public transport and the M62 networks. Ideal for a growing family with fabulous gardens, a large dining-kitchen, off-road parking and a new bathroom. Presented immaculately and move in ready!



## **Entrance Hall**

A bright and welcoming entrance hall featuring a double glazed window to the side, allowing natural light to flow through the space. Finished with a stylish wooden floor and a central radiator for year-round comfort. The hall also benefits from practical understair storage, ideal for coats, shoes, and household essentials.

## **Lounge**

12' 3" bay x 11' 9" ( 3.73m bay x 3.58m )

A beautifully presented lounge, featuring a large double glazed bay window to the front that fills the room with natural light. The space is centred around an attractive gas fire, creating a warm focal point. Finished with a modern laminate floor and a radiator for added comfort, this room offers an inviting setting for everyday family living.

## **Dining Room**

11' 10" x 11' 9" ( 3.61m x 3.58m )

A bright and versatile dining space featuring a modern laminated floor and an open-plan layout that seamlessly flows into the kitchen, creating an ideal setting for family meals and entertaining. The room is enhanced by double glazed bay patio doors opening onto the rear garden, allowing plenty of natural light to fill the space. A fitted radiator ensures comfort throughout the year.

## **Kitchen**

18' 7" x 8' 4" ( 5.66m x 2.54m )

A well-appointed kitchen fitted with laminated worktops and a range of modern units, offering excellent preparation and storage space. Equipped with an integrated dishwasher and integrated fridge/freezer, along with a washing machine. There is designated space for a gas oven, complemented by an extractor hood above. A double glazed window to the side provides natural light, and the area is completed with a practical drainer sink, making this a highly functional and attractive cooking space.

## **Landing**

A well-kept landing area finished with soft carpet underfoot and illuminated by a double glazed window to the side, providing natural light throughout the space. Access is given to the loft hatch, which is insulated and  $\frac{3}{4}$  boarded to the centre, offering useful additional storage potential.

## **Bedroom One**

12' 3" bay x 8' 11" ( 3.73m bay x 2.72m )

A generously sized double bedroom featuring stylish integrated wardrobes that provide excellent storage while keeping the space clutter-free. A soft carpet adds comfort underfoot, and a radiator ensures the room stays warm throughout the year. The standout feature is the double glazed bay window to the front, offering superb natural light and a pleasant outlook.

## **Bedroom Two**

11' 10" x 10' 9" ( 3.61m x 3.28m )

A well-proportioned double bedroom featuring practical integrated cupboards for convenient storage. The room is finished with soft carpet and includes a radiator for year-round comfort. A double glazed bay window to the rear provides excellent natural light and a pleasant outlook over the garden.

## **Bedroom Three**

7' 7" x 7' 11" ( 2.31m x 2.41m )

A bright single bedroom featuring a modern laminate floor and a fitted radiator for year-round comfort. A double glazed window to the front provides plenty of natural light, making this a versatile space ideal for a child's room, home office, or study.

## **Bathroom**

A stylish and well-appointed bathroom featuring two double glazed windows to the rear and side, providing excellent natural light and ventilation. The space is finished with a modern laminate floor and includes a low-flush WC, wash basin, and an elegant free-standing bath. A modern corner shower cupboard offers added convenience, while an extractor fan and heated towel rail complete this contemporary family bathroom.

## **Rear Garden**

A fantastic outdoor space offering a mix of practicality and relaxation, featuring a generous raised decking area ideal for seating and entertaining. The garden includes useful storage, along with a gate providing convenient access. A neat patio sits alongside a well-kept lawn, all of which is fully enclosed to create a safe and private setting for families to enjoy.



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welcome to

## Central Close, Huddersfield

- Immaculately presented family home
- Off-road parking
- Peaceful, no-through road
- Close to schools and the M62 networks
- Well-presented, enclosed garden with raised decking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1931.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£220,000**



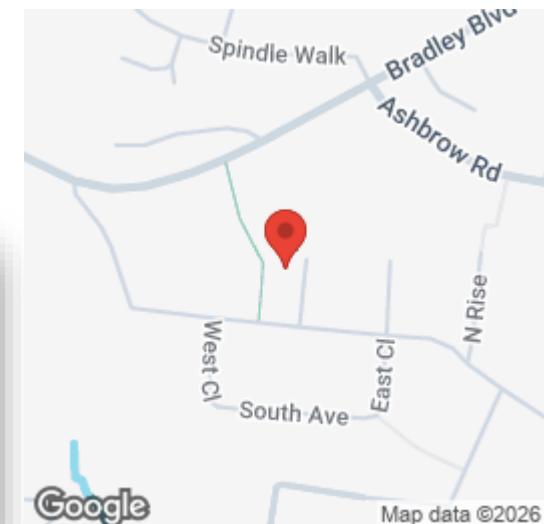
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Property Ref:  
HDF118502 - 0003

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Please note the marker reflects the  
postcode not the actual property

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