



**Dockery, Huddersfield, HD1 3TP**

**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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## 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.

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent



Please note the marker reflects the postcode not the actual property

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