



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Connaught Fold
Huddersfield



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Offers In Region Of £400,000

THIS FOUR-BEDROOM DETACHED HOME IN HUDDERSFIELD BOASTS A SPACIOUS AND VERSATILE LAYOUT, FEATURING THREE RECEPTION ROOMS THAT OFFER FLEXIBILITY FOR VARIOUS USES. THE PROPERTY ALSO COMES WITH ON-SITE LEISURE FACILITIES, PROVIDING CONVENIENT AND ENJOYABLE AMENITIES FOR RESIDENTS. THIS COMBINATION OF AMPLE LIVING SPACE AND RECREATIONAL OPTIONS MAKES THE HOUSE AN ATTRACTIVE CHOICE, PARTICULARLY SUITABLE FOR A FAMILY LOOKING FOR BOTH COMFORT AND ENTERTAINMENT WITHIN THEIR HOME.

This four-bedroom detached home in Huddersfield boasts a spacious and versatile layout, featuring three reception rooms that offer flexibility for various uses. The property also comes with on-site leisure facilities, providing convenient and enjoyable amenities for residents. This combination of ample living space and recreational options makes the house an attractive choice, particularly suitable for a family looking for both comfort and entertainment within their home.

Located on the outskirts of Huddersfield with easy access to the M62 motorway network as well as directly to both Huddersfield and Brighouse, creating the ideal setting for those looking to balance home working with being easily accessible to major centres.



To the ground floor is a spacious accommodation with lounge running through into the rear dining room which is presented with Karndene flooring. The Dining area then flows into the neutrally presented kitchen with space for a range of appliances. There is a third reception room, currently used as an office/studio but makes a fantastic dining room or potentially a ground floor bedroom. To the rear is a utility room with external access as well as a W.C.

On the first floor are four well proportioned bedrooms with the main bedroom having ensuite facilities with another large double situated to the front with ample bedroom furniture. The accommodation is then complete with the family bathroom.

Externally, a paved driveway allows for parking for multiple vehicles and gives access to the integral single garage. Pathways lead around the side of the property into the tiered rear garden. With walled boundaries, the garden is mainly laid to lawn with mature planted shrubs and vines with raised seating areas.

COUNCIL TAX

E

EPC

D

TENURE

Freehold. £50 per month charge for on site Leisure Facilities.

SERVICES

All Mains Services Available

WHAT3WORDS

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AGENT NOTES

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

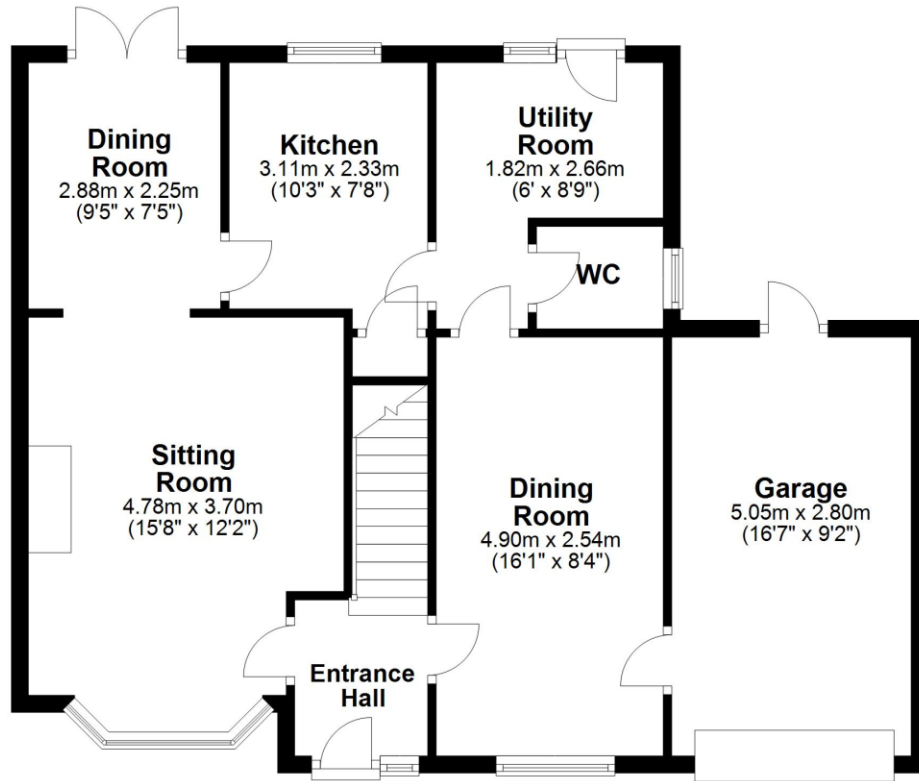
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





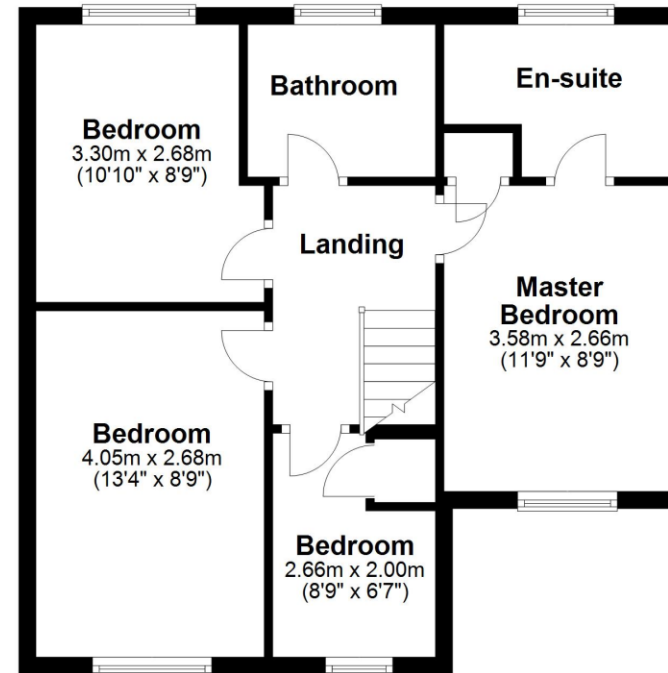
Ground Floor

Approx. 72.5 sq. metres (780.5 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.9 sq. feet)

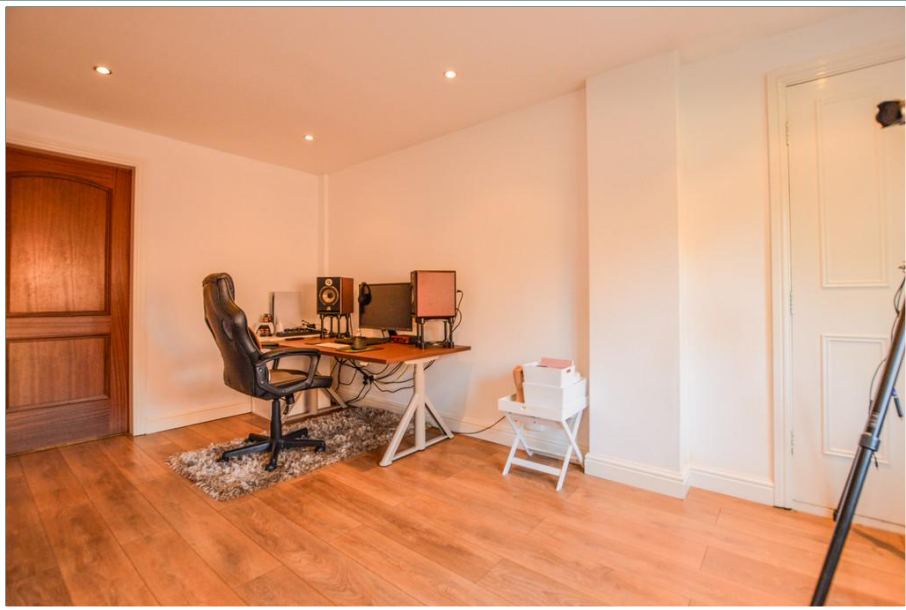


Total area: approx. 121.9 sq. metres (1312.3 sq. feet)





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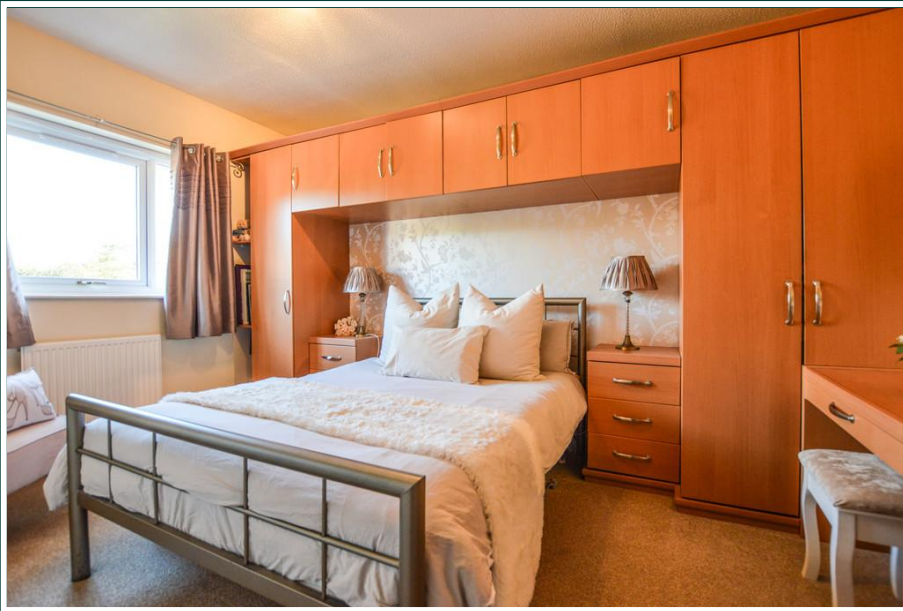


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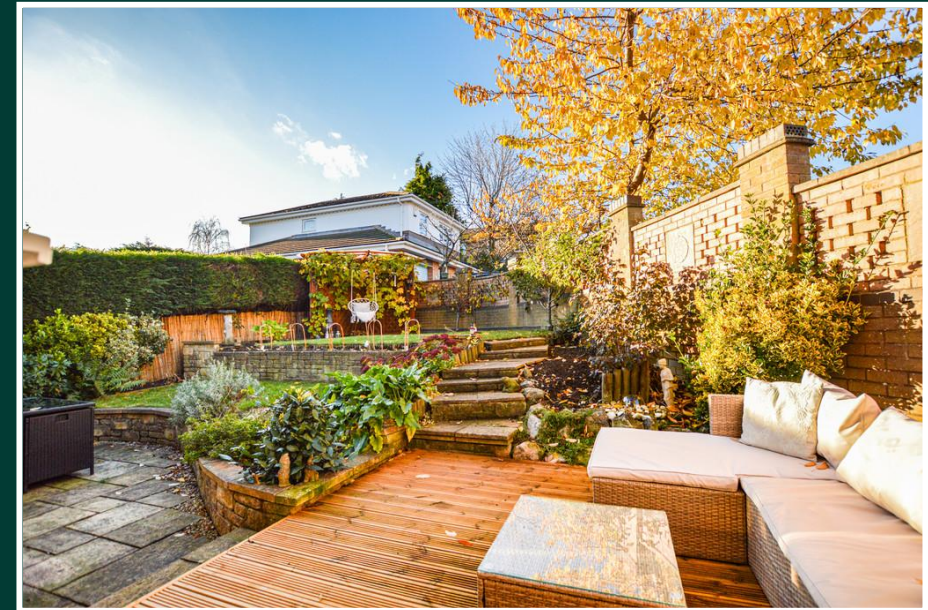


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