

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

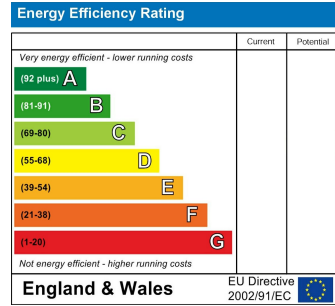


Total Area: 93.2 m<sup>2</sup> ... 1003 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



# BOULTONS



## Keldregate

Deighton, Huddersfield, HD2 1LE

£225,000



CHARTERED  
SURVEYORS



AUCTIONEERS



ESTATE  
AGENTS



VALUERS



LETTING AND  
MANAGEMENT  
SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



# Keldregate

Deighton, Huddersfield, HD2 1LE

£225,000



**\*\* A SUPERBLY PRESENTED & STYLISH THREE BEDROOM EXTENDED HOME IDEAL FOR YOUNG PROFFESIONALS & GROWING FAMILIES \*\* OFFERED WITH NO ONWARD CHAIN & "MOVE IN READY" \*\*\***

Upon inspection you will find a high-quality finish throughout having been the subject of an extensive programme of modernisation, remodelling and improvement both inside and out. Situated away from the main flow of traffic in a most convenient position for schools, local shops, public transport links (road & rail) as well as being an ideal base for the M62 network with access to the financial centers of Leeds and Manchester. The property comprises: Entrance hall, lounge, garden room, modern fitted kitchen, two DOUBLE BEDROOMS and a well fitted and contemporary shower room all on the ground floor. At first floor level first floor level you will find a STUNNING MASTER BEDROOM with an EN-SUITE bathroom. Externally the property enjoys off road parking and an attractive, landscaped enclosed garden to the rear. Viewing is strongly advised to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

#### KITCHEN

8'6" x 7'10"

Fitted with a range of wall, base and drawer units with worktops over. Integrated double oven with 4-ring hob and extractor hood over. Belfast style sink with mixer tap over and drainer. Plumbing for a washing machine, provision for a fridge/freezer. A combination boiler is concealed within one of the units, inset ceiling spotlights. uPVC double glazed window to rear.

#### SITTING ROOM

9'10" x 11'9" max

Light and airy living area with feature open fireplace ideal for log burning stove. Tall gas central heating radiator.

#### DINING AREA/SUN ROOM

9'1" x 8'6"

Opening from the living area, boasting ample natural light through uPVC double glazed windows to three sides. uPVC double glazed doors leading out to the rear garden. Inset ceiling spotlights.

#### BEDROOM, front

9'10"/13'1" x 9'10"/9'10"

With a uPVC double glazed window, central heating radiator and bespoke shutters.

#### BEDROOM 2

8'10" x .16'4"

With a uPVC double glazed window and a central heating radiator laminate floor covering.

#### SHOWER ROOM

6'2" x 5'2"

Vanity hand wash basin, low flush wc, white tiled splashbacks with black grout, Crittal Japanese styled shower cubicle with a main rainfall shower head and hand held shower attachment, heated towel rail.

#### FIRST FLOOR

#### ATTIC DRESSING AREA

10'9" x 6'2"

With glass inset detail and oak balustrade, newel post, three double wardrobes with a range of hanging and shelving.

#### MASTER BEDROOM

18'0" x 8'6"

With skylights to the front and rear roof slopes, wood effect tile in a herringbone design.

#### EN SUITE SHOWER ROOM

7'6" x 6'10"

With a free standing, double ended bath with mixer tap over, vanity hand wash basin, low flush wc, skylight with blind, chrome column style heated towel rail, display niches, exposed beams and complementary tiling.

#### OUTSIDE

The rear comprises of a patio seating area, lawned sections, small pebbled area, a beech hedge and apple tree, timber fronted single garage approached via a tarmacadam driveway, double width, which provides ample off road parking, attractive dry stone wall.

#### TENURE

Offered with both the freehold and leasehold interest.

#### COUNCIL TAX. BAND B.

