







## Huddersfield

£225,000

A CHARMING TWO-BEDROOM SEMI-DETACHED HOME WITH NO UPPER CHAIN. A TRULY DELIGHTFUL TWO-BEDROOM SEMI-DETACHED PROPERTY BRIMMING WITH CHARACTER AND CHARM, PERFECTLY BLENDED WITH MODERN TOUCHES THROUGHOUT. THE GROUND FLOOR FEATURES A SPACIOUS OPEN-PLAN LOUNGE AND DINING AREA, IDEAL FOR RELAXING OR ENTERTAINING, ALONGSIDE A SUPERB, WELL-EQUIPPED KITCHEN. UPSTAIRS, THERE ARE TWO WELL-PROPORTIONED BEDROOMS AND A CONTEMPORARY HOUSE BATHROOM. EXTERNALLY, THE PROPERTY BENEFITS FROM FRONT AND REAR GARDENS, WITH A DRIVEWAY TO THE SIDE PROVIDING OFF-STREET PARKING. OFFERED WITH NO UPPER CHAIN, THIS HOME PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS ALIKE.

## Delightful Two-Bedroom Semi-Detached Home Full of Character – No Upper Chain

This truly wonderful two-bedroom semi-detached property effortlessly combines period charm with modern living, offering stylish interiors, generous outdoor space, and an enviable woodland outlook-perfect for first-time buyers, downsizers, or investors.

### Entrance Hall

An original wide wooden door opens into a spacious and welcoming hallway, with a beautiful staircase leading to the first floor. A charming internal wooden door leads into the open-plan living space.

### Lounge / Diner

A magnificent, character-filled living and dining area-ideal for entertaining-featuring a

beautiful fireplace with stove, beamed ceilings, skylight windows, and views over the front garden. The space is tastefully styled with modern décor, and an elegant archway flows through to the kitchen.

### Kitchen

This delightful kitchen offers cream wall and base units, a classic sink unit, space for a freestanding cooker and fridge freezer. An archway leads through to a separate pantry, providing excellent additional storage.

### Landing

A bright and airy landing benefits from a double-glazed window with stunning woodland views. Beautiful internal doors provide access to both bedrooms and the house bathroom.

### Bedroom One

A superb double bedroom with elegant modern décor and a stunning period fireplace that adds warmth and character. A large, double-glazed window fills the room with natural light.

### Bedroom Two

This second bedroom features modern styling, grey carpeting, and a double-glazed window with views over the front garden. The room also benefits from practical built-in storage.





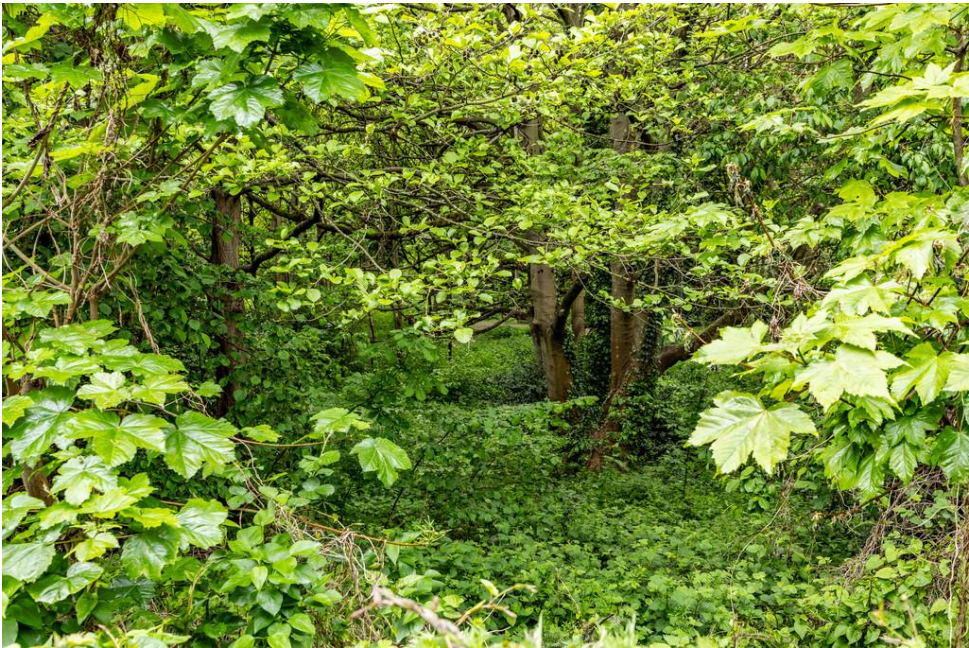








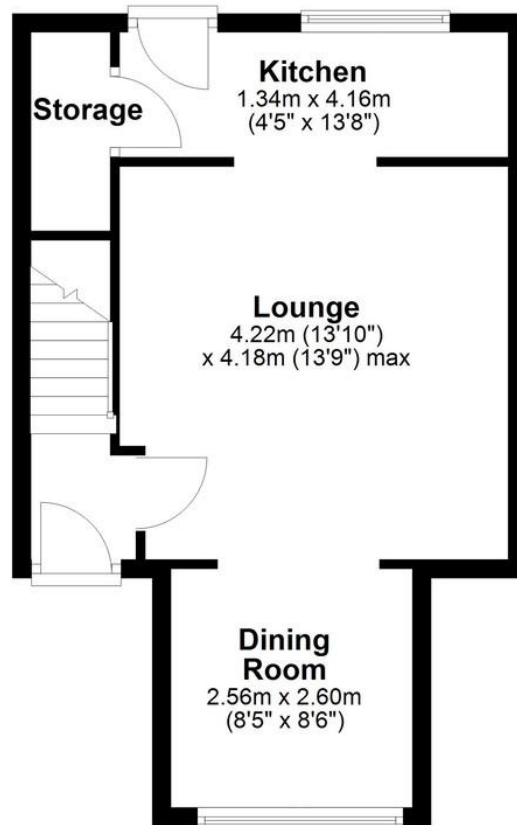






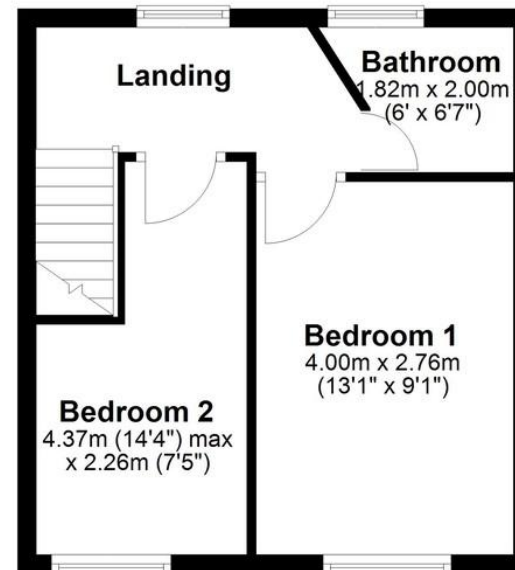
### Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



### First Floor

Approx. 29.2 sq. metres (313.8 sq. feet)



Total area: approx. 65.1 sq. metres (700.3 sq. feet)





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Score	Energy rating
92+	A
81-91	B
69-80	C