







## Dryden Way Huddersfield

Offers In Region Of £285,000

A GENEROUS SIZE 3 BED SEMIDETACHED SITUATED OVER THREE FLOORS ON ENTRANCE HAVE A NICE SIZE HALLWAY LEADING TO GUEST CHLOÉ CREW AND LOUNGE WITH JULIET BALCONY STAIRS LEAD DOWN TO THE OPEN PLAN MODERN KITCHEN DINER PERFECT ENTERTAINING PATIO DOORS LEADING OUT TO THE GARDEN DECIDING ON THE SECOND FLOOR IS MASTER ENSUITE WITH FITTED WARDROBES DOUBLE AND SINGLE OUTSIDE ENJOYS REAR GARDEN WITH VIEWS AND OFF-ROAD PARKING TO THE FRONT WHICH LEADS UP TO A GARAGE.  
CURRENTLY HAS TENANTS BUT WILL BE VACATING SHORTLY  
SOLD AS SEEN (UNFURNISHED)  
NO UPPER CHAIN

## Ground Floor

Step through the front door into a welcoming entrance hallway with wood-effect flooring and neutral décor. A door leads to the contemporary guest WC, while further ahead you'll find the spacious lounge featuring modern finishes and a Juliet balcony that frames delightful open views. Stairs lead down to the lower ground floor.

## Lower Ground Floor

The heart of the home is the beautifully presented open-plan kitchen/diner, fitted with stylish wall and base units, integrated oven, gas hob, fridge freezer, and plumbing for a washing machine. There's ample space for a dining table, making it perfect for family meals and entertaining. Double

patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living – ideal for summer gatherings.

## First Floor

The landing offers useful built-in storage. On this level you'll find the master bedroom with fitted wardrobes and a modern en-suite shower room. There's also a further double bedroom and a well-sized single room, all served by a contemporary house bathroom.

## Outside

To the front of the property is a driveway providing off-road parking and access to the integral garage. The rear garden is enclosed and mainly laid to lawn, complemented by two patio areas – perfect for relaxing or entertaining in the warmer months. The elevated position also enjoys pleasant views.

LOUNGE 4" x 10' 2" (3.76m x 3.1m) approx

KITCHEN 15' 11" x 7' 8" (4.85m x 2.34m) approx.

DINING ROOM 12' 10" x 10' 10" (3.91m x 3.3m) approx.

MASTER BEDROOM 9' 10" x 8' 8" (3m x 2.64m) approx



WC 2' 10" x 5' 8" (0.86m x 1.73m) approx.

ENSUITE 5' 9" x 6' 9" (1.75m x 2.06m) approx.

BEDROOM TWO 9' 6" x 10' 4" (2.9m x 3.15m) approx

BEDROOM THREE 7' 4" x 10' 4" (2.24m x 3.15m) approx.

BATHROOM 6' 5" x 6' 10" (1.96m x 2.08m) approx.

ADDITIONAL INFORMATION Council Tax: C

EPC: B

Tenure: Freehold

Parking: Off road Parking

#### UTILITIES

Electric: Mains

Gas: Mains

Water: TBC

Heating: TBC

Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

#### 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 CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		