



Miramar | | Huddersfield | HD2 1NA

Asking price £340,000



SHERIDAN  
BAILEY  
PROPERTY

## Miramar | Huddersfield | HD2 1NA Asking price £340,000

Well presented 4 bed detached home located on a popular residential development in Bradley, Huddersfield and the bonus of a quiet cul-de-sac position. Great size plot and rear garden with views, not immediately overlooked

The property briefly comprises, inner hallway, ground floor WC, Living Room with open staircase off, fabulous Kitchen / Dining space, perfect for the family to be together. Conservatory and a good size Store Room where the garage has been partially converted. On the first floor are 4 bedrooms (one master ensuite) and a family bathroom

Outside the property benefits from a block paved driveway accommodating 3 vehicles and well maintained front lawn. To the rear is a tiered garden with flagged patio and decked patio areas, raised beds and lower lawns. Lovely views and not immediately overlooked

Beautiful home - book your viewing early

- 4 bed detached with reaching views
- Quiet cul-de-sac position
- Access to onsite leisure facilities
- Fantastic Kitchen & Dining space
- Driveway for 3 vehicles
- Popular residential development

### Entrance

Front door entrance leads to inner Porch with feature circular side window. Door off to ground floor WC

### WC

Useful ground floor WC comprising WC, vanity mounted wash handbasin and frosted window to front.

### Living Room

15'10" x 13'0" (4.83m x 3.96m)

Light and spacious Living Room. Good size with open staircase off to first floor landing. Feature contemporary wall mounted remote control gas fire with wooden plinth over. Window to front garden and sliding partially glazed barn door leading to Kitchen / Dining. Ample room for sofas and furniture.





### Kitchen / Dining

24'6 x 10'1 (7.47m x 3.07m)

The real heart of this home is the fantastic Kitchen / Dining space, a real bonus in its size and underfloor heating! Perfect for daily family living and entertaining alike. The Kitchen comprises hi gloss cream wall and base units with black granite work surfaces over. Integrated appliances include, dishwasher and washing machine. Housing for a range cooker with NEFF stainless steel extractor over and housing for American style fridge freezer. Breakfast bar area for up to 3 people. Twin windows to rear garden makes this a light and airy space. The Dining area has space for a 4 seater dining table and chairs and leads off into the Conservatory

### Conservatory

8'0 x 8'10 (2.44m x 2.69m)

Home has the added benefit of a Conservatory providing additional living space and leads out to flagged patio and rear garden.

### Store Room

Off the Kitchen is a good size understairs store. Partially converted integral garage provides an additional store room, ripe for conversion to a Utility. Side access to front and rear gardens.

### Staircase to first floor landing

### Master Bedroom Ensuite

9'4 x 10'11 (2.84m x 3.33m)

Double bedroom with double mirrored, floor to ceiling wardrobes. Lovely rear garden views and beyond. Ensuite comprises double shower with rainfall shower head, WC, vanity mounted wash hand basin, heated chrome towel rail. Frosted window to rear

### Bedroom 2

8'11 x 12'7 (2.72m x 3.84m)

Double bedroom. Window to front elevation

### Bedroom 3

8'4 x 9'4 (2.54m x 2.84m)

Double Bedroom with window to front elevation

### Bedroom 4

9'9 x 7'6 (2.97m x 2.29m)

Single bedroom to rear of property. Currently used as a Home Office space

### House Bathroom

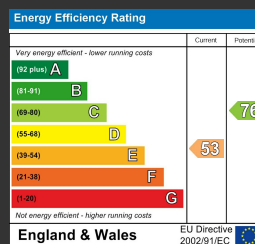
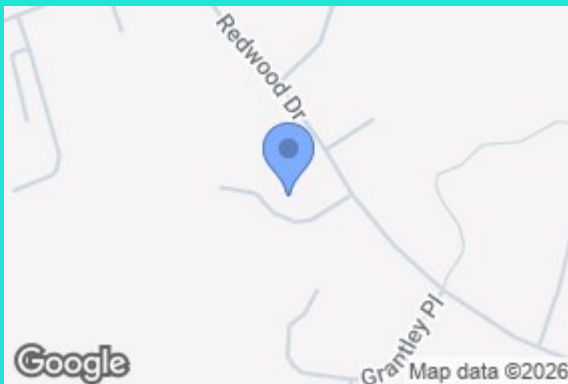
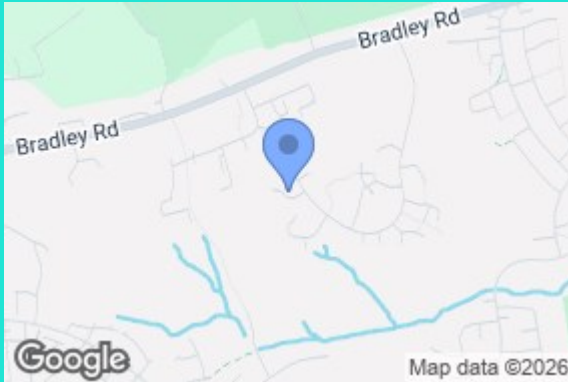
Contemporary House Bathroom, partially tiled and comprising bath with rainfall shower over and glass shower screen, WC, vanity mounted wash hand basin. Heated chrome towel rail and frosted window to front.

### Outside Space

The property is located in a quiet cul-de-sac position and benefits from a block paved driveway accommodating 3 vehicles. Integral single garage, partially converted to store room to rear. Front gardens are laid to lawn, well maintained with shrubs and borders. There is side access to the rear garden. Rear Garden is tiered. There is flagged patio area leading directly onto a large 2 tiered decking space, perfect for outdoor furniture and BBQ. There is a large raised bed for any budding gardeners and the bottom tier is laid to lawn. Real bonus is property is not immediately overlooked and views stretch to Emley Moor.

### Notes - Fees

Monthly fee of £63 for access and management of the local community centre. Access to swimming pool, gym, recreational items. Compulsory fee



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