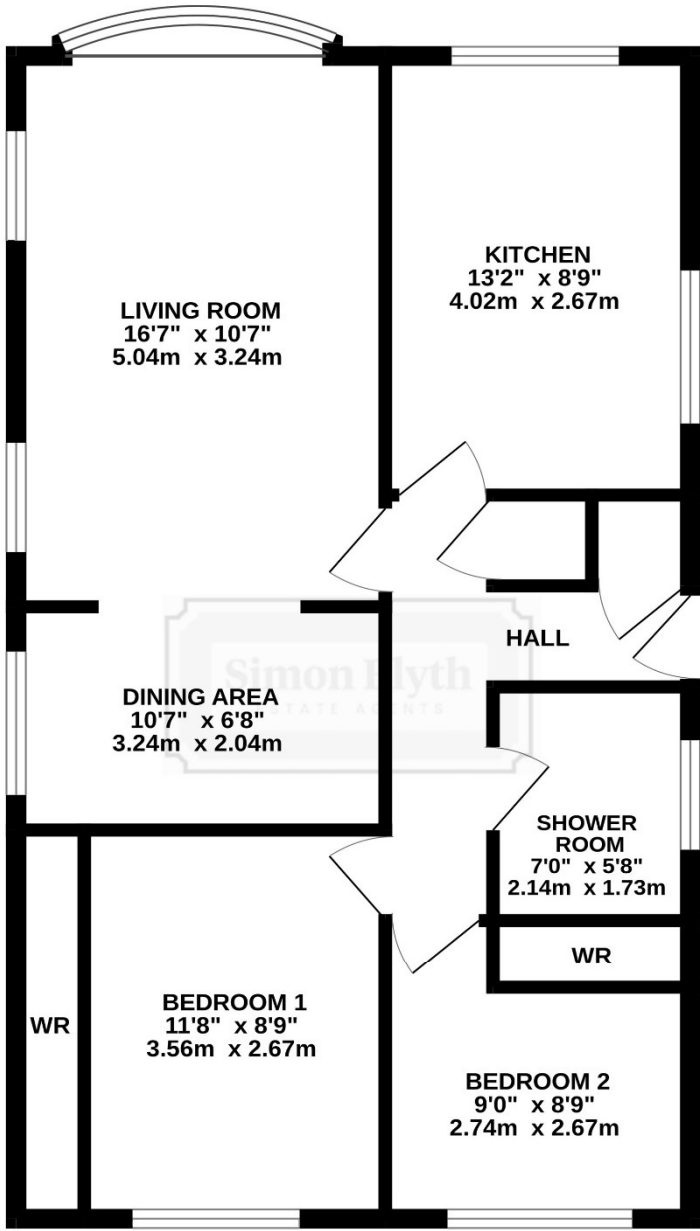




4 Weldon Drive, Outlane, Huddersfield, HD3 3FZ



WELDON DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, an attractively presented detached true bungalow situated within a small cul de sac of just 6 bungalows.

The property provides well planned and manageable accommodation with a gas central heating system (boiler replaced 2025), uPVC double glazing and briefly comprising L shaped entrance hall with composite door, dual aspect living room, dining area, modern fitted breakfast kitchen, 2 double bedrooms both with fitted wardrobes and shower room.

Externally a herringbone block paved driveway provides off road parking and in turn leads to an attached garage with electric up and over door. Gardens are laid out to front, side and rear.

The bungalow is located close to open countryside, accessible for junctions 23/24 of the M62 and with local shopping facilities close by in neighbouring Salendine Nook and Lindley.

Offers Around £300,000

GROUND FLOOR

ENTRANCE HALL

With a composite panelled and frosted double glazed door, ceiling light point, ceiling coving, central heating radiator, storage cupboard with fitted shelving and an additional cupboard which has a wall mounted Alpha gas fired central heating boiler which was replaced in 2025. There is a loft hatch with a retractable aluminium ladder leading to a centrally boarded loft space with light. From the hallway access can be gained to the following: -

LIVING ROOM

Measurements – 16'7" x 10'7"

A comfortable and well-proportioned reception room flooded with natural light from a splay bay window to the front elevation together with two windows to the side elevation. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a feature marble fireplace which is home to a coal effect gas fire resting on a marble hearth. To one side of the living room an archway gives access to a dining area.





DINING AREA

Measurements – 10'7" x 6'8"

This has a uPVC double glazed window looking out over the side garden, there is a ceiling light point, ceiling coving, wall light point and central heating radiator.



BREAKFAST KITCHEN

Measurements – 13'2" x 8'9"

With a uPVC double glazed window over the front garden with two uPVC double glazed windows to the side elevation all which provide plenty of natural light. There are inset ceiling downlighters, tiled floor, central heating radiator and fitted with a range of ivory shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, breakfast bar, central heating radiator, inset one and half bowl single drainer stainless steel sink with chrome mixer tap, four ring halogen hob with extractor hood over, Bosch electric integrated fan assisted oven, whirlpool integrated combination oven, integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine and housing for an integrated tumble dryer.



BEDROOM ONE

Measurements – 11'8" x 8'9" measured to wardrobes

A double room with uPVC double glazed window looking out over the rear garden. There is a ceiling light point, ceiling coving, central heating radiator and to one wall there are a bank of fitted floor to ceiling and mirror fronted sliding door wardrobes.



BEDROOM TWO

Measurements – 9'0" x 8'9"

A double room situated adjacent to bedroom one and having a uPVC double glazed window looking out over the rear garden. There is a ceiling light point, ceiling coving, central heating radiator and fitted floor to ceiling sliding door mirror fronted wardrobes.



SHOWER ROOM

Measurements- 7'0" x 5'8"

With inset ceiling downlighters, ceiling coving, floor to ceiling tiled walls, tiled floor, central heating radiator and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap and chrome towel rail, together with a light and shaver socket over, low flush w.c and large shower cubicle with sliding door, easy clean panelled walls and chrome shower fitting.



OUTSIDE

PARKING

To the left-hand side of the bungalow there is a herringbone block paved driveway which provides off road parking for a number of cars and in turn leads to an attached single garage.

GARAGE

Measurements- 17'0" x 8'6"

With an electric up and over door, timber and glazed window to the rear elevation, power, light and cold-water tap.

GARDENS

To the front of the property there is a lawned garden with planted trees, flowers and shrubs to the borders together with a herringbone block paved pathway. The lawn continues down the far side of the bungalow and bordered to either side by planted flowers and shrubs. The rear garden has been designed to be low maintenance with herringbone block paved areas, flagged patios and gravelled borders.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system with boiler replaced in 2025.

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band – D

Directions- Using satellite navigation enter the postcode HD3 3FZ

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

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