



# Huddersfield

SALES + LETTINGS



**Detached**

**Driveway & Garage**

**Ideal Family Home**

**Great Location**

**Ready To Move Into**

**Modern Fittings**



**52 Park Lea**  
Huddersfield, HD2 1QH

**£199,995**

### Living Room 15' 11" x 12' 10" (4.86m x 3.92m)

To the front of this property there is the generous sized lounge with two windows overlooking the front garden; one of these being a characteristic bay window allowing plenty of natural light into the room. This cosy and comfortable lounge is completed with an electric fire on a wooden fireplace affixed to the focal wall, a ceiling light point as well as two side lights and plenty of space for furnishings in the room.

### Kitchen/Diner 15' 11" x 8' 1" (4.86m x 2.47m)

The sleek and modern kitchen in this property is fitted with white gloss units on both base and wall level providing plenty of storage space whilst being complimented by the contrasting black worktop incorporating a matte black sink with drainer, a four ring gas hob with an extractor hood fitted directly above. The contemporary kitchen fittings also include an integrated oven and fridge freezer. This sleek kitchen is completed with white splash back tiling, lino flooring and a window looking onto the rear garden. Conveniently there is also a pantry in this kitchen providing additional storage, as well as space for a dining table as the current owners have placed.

### Orangery 6' 8" x 9' 0" (2.02m x 2.74m)

Leading on from the kitchen is the orangery with glass windows allowing in plenty of natural light and keeping the area very bright and airy. This has been completed with lino flooring, spotlight and French doors opening onto the rear garden.

### Bedroom Two 9' 3" x 9' 4" (2.81m x 2.84m)

This second double bedroom has a window to the front elevation of the property allowing in plenty of natural light. Whilst the room is currently furnished there is still plenty of floor space remaining in this bedroom.

### Bedroom Three 6' 5" x 9' 4" (1.95m x 2.84m)

Although this is the smallest bedroom it is of a very reasonable size and can comfortably accommodate a single bed as well as other furnishings. A window to the front elevation completes this room.

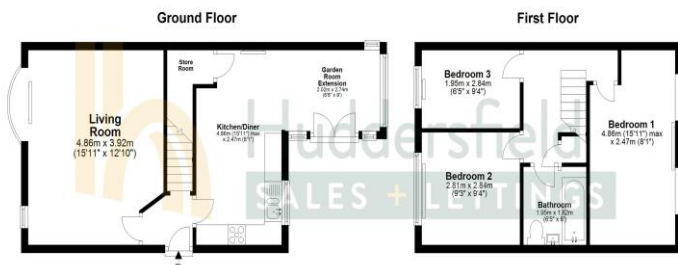
### Family Bathroom 6' 5" x 6' 0" (1.95m x 1.82m)

The family bathroom in this property is fitted with a three piece suite comprising of a white gloss vanity basin and toilet unit and a bath with a shower head and curtain also fitted. The modern finish in this bathroom is completed with the classy wall panelling, lino flooring, spotlights and a frosted window.

## First Floor

### Bedroom One 15' 11" x 8' 1" (4.86m x 2.47m)

The master bedroom in this property has two windows to the rear of the property overlooking the rear garden, and can comfortably accommodate furnishings including a bed, wardrobe, chest of drawers and bedside tables.



This floor plan and the measurements are for visual and marketing purposes only. Measurements are not architecturally accurate but are merely approximations.  
Plan produced using PlanIt.



# Energy performance certificate (EPC)

52, Park Lea  
HUDDERSFIELD  
HD2 1QH

Energy rating

D

Valid until 20 March 2025

Certificate number

2398-3050-7297-3645-4950

## Property type

Detached house

## Total floor area

68 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)