

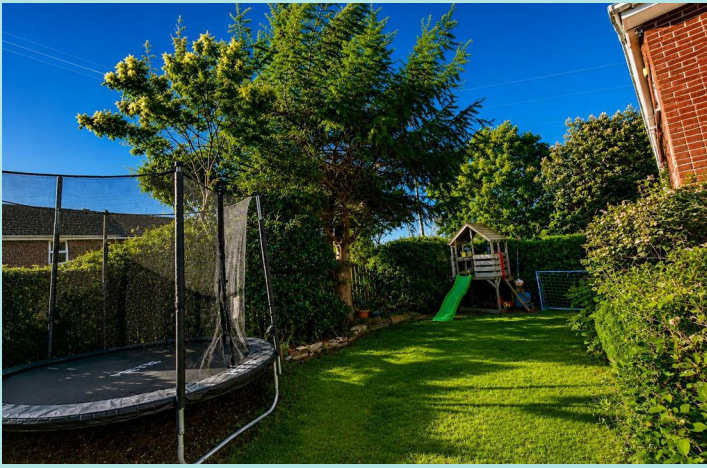


## 30 Park Lea

Huddersfield, HD2 1QH

£1,400 PCM





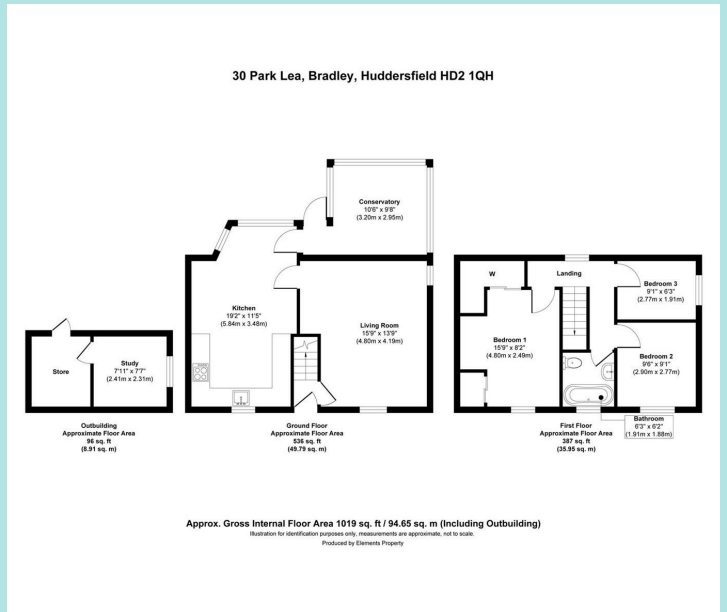
**Summary:**

This beautifully presented home offers bright, modern, and versatile living accommodation throughout. Internally on the ground floor the property comprises: a welcoming conservatory provides an additional reception space, contemporary kitchen completed with integrated appliances and ample wall, base and draw units with open plan dining area benefiting from floor-to-ceiling windows allowing an abundance of natural light. The spacious lounge features a charming bay window and attractive stove, creating a warm and inviting atmosphere.

Upstairs, the property offers three well-proportioned bedrooms, two benefiting from integrated storage, alongside a stylish 3 piece white suite family bathroom finished with fully tiled walls, modern fittings. Additional practical features include useful understairs and landing storage, loft access, and grey carpeting throughout for a cohesive modern finish.

Externally, the property boasts well-maintained gardens to the front, side, and rear, including a generous lawn, decking area ideal for entertaining, and a private secluded seating space. Further benefits include a garage with side access, driveway providing off-road parking, garden shed, gated access, and excellent kerb appeal.

Council tax band: C  
 EPC rating: C  
 Deposit: £1,615



[ws-residential.co.uk](http://ws-residential.co.uk)

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.