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## 40 Epsom Way

Kirkheaton, Huddersfield, HD5 0LE

A beautifully presented four bedroom detached family home, occupying an elevated position at the head of this highly regarded development and enjoying far-reaching views. The property has been recently redecorated and features a contemporary fitted kitchen installed within the last few years, along with a modern bathroom suite, creating a stylish and practical home. Ideally positioned, the house is within walking distance of local amenities, including well-regarded schools, while also being well placed for motorway access, making it perfect for commuters. Despite its convenience, the semi-rural setting offers the best of both worlds, with open countryside and scenic walks accessible directly from the doorstep. Externally, a driveway provides off-road parking and leads to a garage store. To the rear is a generous, private and enclosed garden, offering an ideal space for families to relax, entertain and enjoy outdoor living.

**Offers Over £425,000**

# 40 Epsom Way

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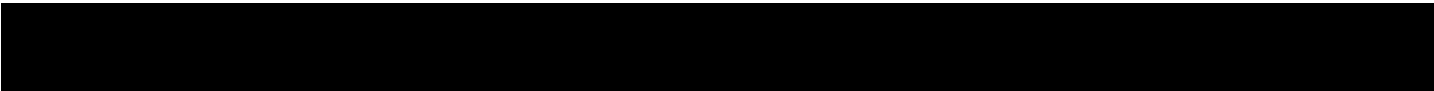


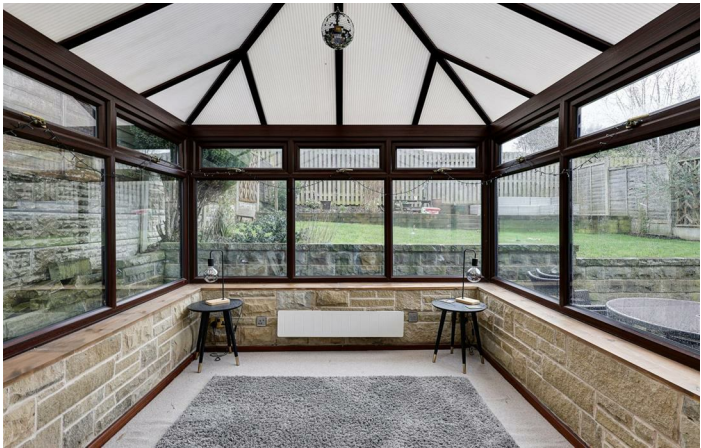
- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- MODERN KITCHEN & BATHROOM SUITE
- GOODING GOOD SIZED & FLEXIBLE ACCOMMODATION, ENSUITE TO MASTER
- STUNNING VIEWS TO THE FRONT ASPECT
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO VILLAGE AMENITIES INCLUDING SCHOOLS
- DRIVEWAY, REAR GARDEN & GARAGE STORE

|                             |                                 |
|-----------------------------|---------------------------------|
| Entrance                    | Bedroom Three                   |
| Lounge                      | Bedroom Four                    |
| Open Plan Breakfast Kitchen | Garden, Driveway & Garage Store |
| Dining Room                 |                                 |
| Conservatory                |                                 |
| WC                          |                                 |
| Utility                     |                                 |
| First Floor Landing         |                                 |
| Bathroom                    |                                 |
| Master Bedroom              |                                 |
| Ensuite                     |                                 |
| Bedroom Two                 |                                 |

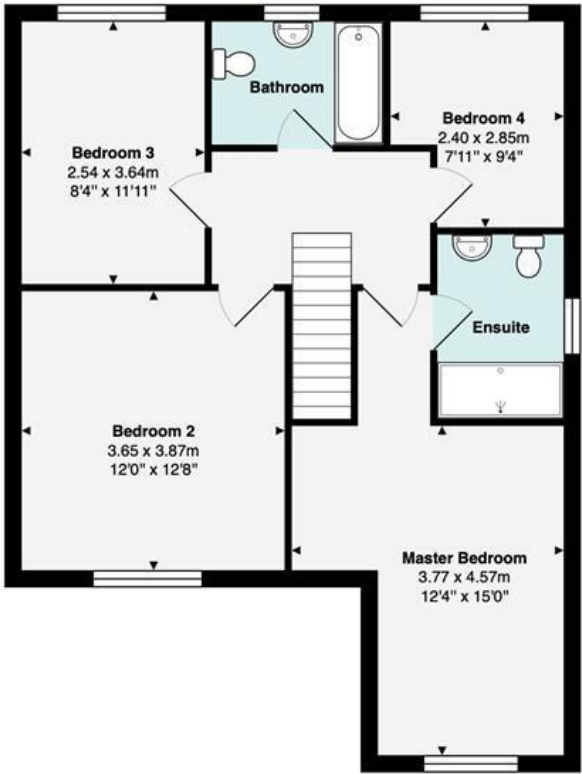


Directions





Floor Plan

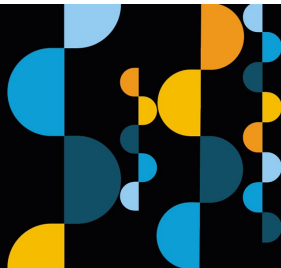
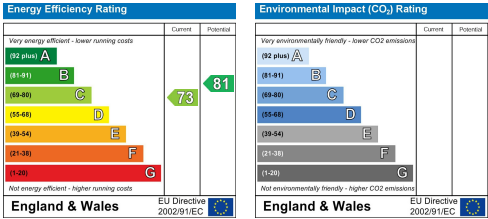


Epsom Way, Kirkheaton, Huddersfield, HD5 0LE

Total Area: 140.9 m<sup>2</sup> ... 1517 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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.



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