



41 Moorlands Crescent, Huddersfield, HD3 3UF

Offers in excess of £390,000

A deceptively spacious three-bedroom semi-detached bungalow offering flexible accommodation over two floors, ideal for families, downsizers or those seeking versatile living space. Situated in a highly desirable residential location, the property benefits from generous reception rooms, a modern kitchen/dining room, conservatory, detached garage and well-maintained gardens, all within easy reach of local amenities and transport links.

The accommodation briefly comprises a welcoming entrance porch leading into a central hallway. The ground floor features a spacious sitting room, a superb open-plan kitchen/dining room with ample storage and workspace, and a conservatory overlooking the rear garden, creating the perfect space for entertaining or relaxing. Also on the ground floor is a generous double bedroom, a versatile additional room which could be used as a fourth bedroom, home office or study, and a family bathroom with a separate store cupboard.

To the first floor are two further well-proportioned double bedrooms, served by a shower room and a separate WC, making the layout ideal for family living or visiting guests.

Externally, the property enjoys attractive gardens, a detached garage providing excellent storage or secure parking, and an additional outbuilding, offering further versatility for storage, hobbies or workshop use.



Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Section 21

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

