

MARSH & MARSH PROPERTIES

8 Felcote Avenue, Dalton, Huddersfield, HD5 8DR

£180,000



****ATTENTION TO ALL PEOPLE DOWNSIZING OR ANY YOUNG/PROFESSIONAL COUPLES**** Positioned not too far from Huddersfield town centre along with other local amenities is this three bedroom semi-detached property. An internal inspection comes advised to appreciate exactly what is on offer for this competitively priced home. Set in a commanding position, brings far reaching views to admire from the comfort of your own home and gardens. In brief comprises of a lounge, modern kitchen, dining room, conservatory, and a bedroom all to the ground floor. To the first floor are two bedrooms and a stylish house bathroom. Externally there is a driveway and garden to the front, patio area to the side and a generous size patio garden to the rear.

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LIVING ROOM 4.8 x 4.5.m (15'10 x 14'9)



A spacious room with views via dual aspect UPVC windows, which also provide an abundance of natural light. A coal effect, living flame gas fire is nestled neatly with a brick chimney breast and there are also two radiators. Designer wallpaper finishes the room off to a high standard.

KITCHEN 4.5 x 3.0m (14'9 x 9'10)



This modern kitchen boasts a wide range of wall and base units that provide more than enough storage space for this size property. The units themselves are complimented by solid wood worktops which incorporate a Belfast style sink with a traditional designed mixer tap and splash back tiling. Integrated appliances include a fridge,

freezer, and a dishwasher. There is a built-in electric oven and a gas hob with a stainless steel cooker hood above. A cupboard houses the combination boiler and there is a space and plumbing for a washing machine. To complete the room are the floor tiles, an open staircase, mains smoke alarm, UPVC window and a UPVC stable door.



DINING ROOM 3.5 x 3.0m (11'7 x 9'10)



Linking the kitchen to the conservatory, make this a perfect house for those who like to entertain. Here there is a laminate floor, exposed ceiling beams, radiator and UPVC French doors lead to the conservatory.

CONSERVATORY 4.2 x 2.8m (13'7 x 9'0)



An excellent addition to the property and is of UPVC construction. There is a radiator, tiled flooring and French doors which open out to the rear garden.

BEDROOM ONE 4.2 x 3.3m (13'7 x 10'9)



A large double room with large wardrobes that benefit from sliding doors. Exposed ceiling beams, radiator and a UPVC window with views complete this room.

LANDING



An open staircase leads up from the kitchen.

BEDROOM TWO 2.5 x 3.2m (8'2 x 10'4)

A double room with a radiator and a UPVC window.

BEDROOM THREE 6.8 x 2.2m (22'3 x 7'4)

This room is a very large single room due to its shape and therefore great for a child or an office. There is ample under the eave storage and Two Velux windows.

BATHROOM

With tasteful wall and floor tiles, this modern four piece suite comprises of a spa bathtub with a chrome mixer tap, a separate shower cubicle, a wall mounted floating hand wash basin with a

chrome mixer tap and a low flush toilet. To complete the room there is a chrome towel radiator, ceiling spotlights and a UPVC window.



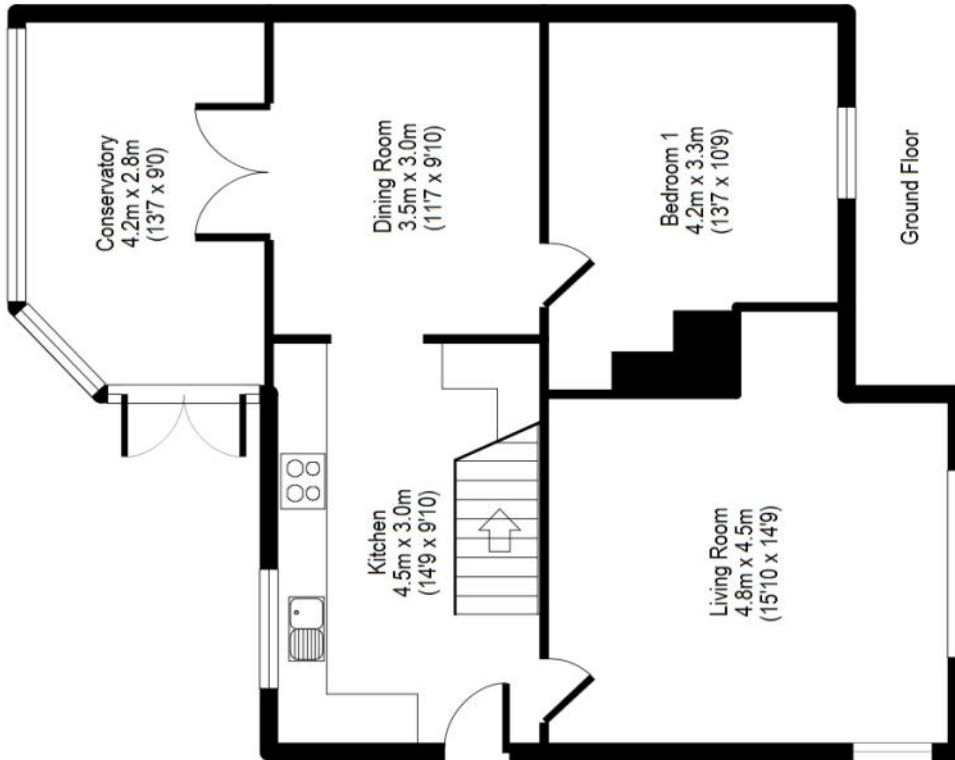
EXTERNAL



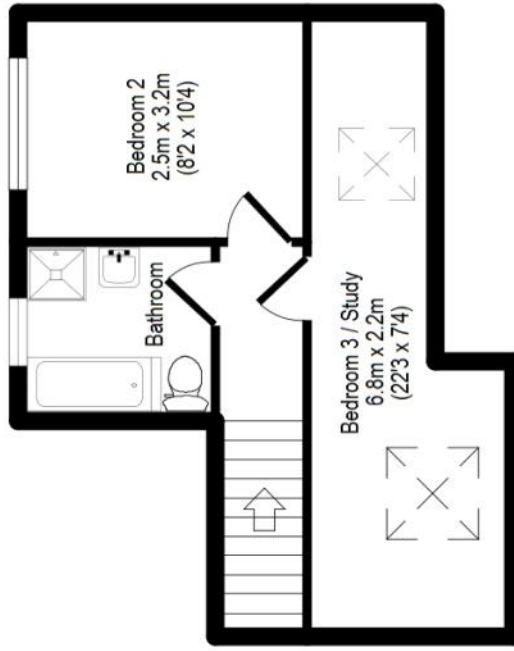
To the front of the property there is a block paving driveway for two vehicles and a well-stocked flower bed garden with a wide range of mature plants and shrubs. To the side you will find a paved area to take advantage of the sun and the views, this paved area continues to a spacious rear garden which is also completely paved for low maintenance.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 95 sq. m / 1020 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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