

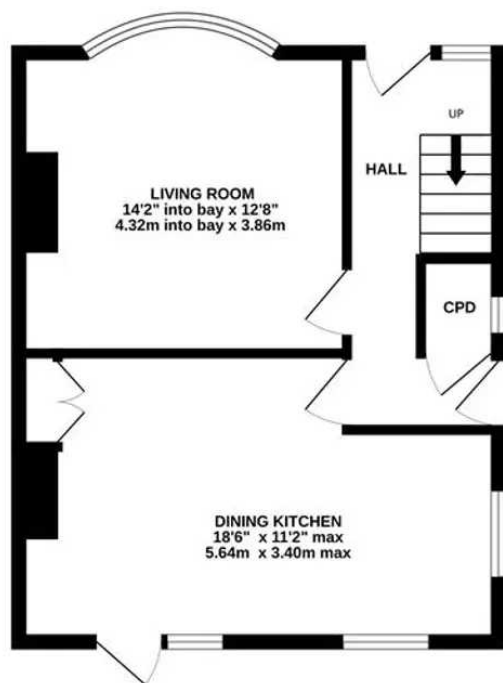


Reinwood Avenue, Huddersfield

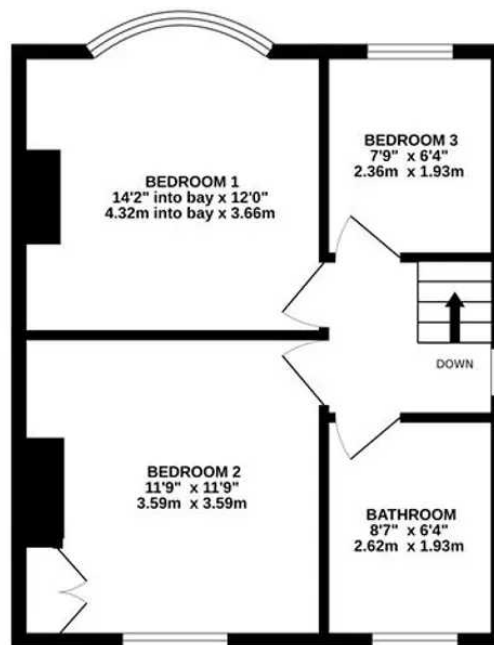
Huddersfield

£300,000

GROUND FLOOR



1ST FLOOR



GARAGE



REINWOOD AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Reinwood Avenue

Huddersfield

Bay fronted semi-detached house with new kitchen & bathroom, overlooking SW rear garden. Ideal for young family. Close to M62 motorway, schools & shops. Features large garage & workshop.

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





ENTRANCE HALL

A composite panelled and sealed unit double glazed door opens into the entrance hall, adjacent to the door there is a PVCu double glazed window, and a further powder coated aluminium double glazed door giving access to the side of the house. There is a ceiling light point, ceiling coving, electric storage heater, parquet flooring and to one side a staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms:-

LIVING ROOM

Dimensions: 4.32m into bay x 3.86m (14'2 into bay x 12'8). A comfortable reception room with PVCu double glazed windows looking out over the front garden, there is a ceiling light point, ceiling coving, night storage heater and as the main focal point of the room there is a tiled fireplace with open fire and tiled hearth.

OPEN PLAN DINING KITCHEN

Dimensions: 5.64m x 3.40m max (18'6 x 11'2 max). With a timber and sealed unit double glazed window to the side elevation, powder coated aluminium double-glazed windows to the rear together with a powder coated and sealed unit double glazed door all of which flood this area with natural light together with a pleasant aspect over the property's garden and with far reaching views beyond. There are inset LED downlighters, three ceiling light points, ceiling coving, and as the main focal point of the room there is a Cumberland slate fireplace with matching hearth and to the right-hand side of the chimney breast there are fitted cupboards. The kitchen area is fitted with a range of white gloss handleless base cupboards and drawers, these are complimented by overlying quartz worktops with matching splashbacks, there is an inset one and a half bowl sink with chrome mixer tap, four ring ceramic hob with stainless steel extractor hood over, BOSCH electric double oven and with under counter space for a washing machine.



FIRST FLOOR LANDING

With a powder coated aluminum double glazed window to the side elevation, ceiling light point, loft access and from here access can be gained to the following rooms:-

BEDROOM ONE

Dimensions: 4.32m into bay x 3.86m (14'2 into bay x 12'8). A double room with a walk-in bay having PVCu double glazed windows looking out over the front garden, there is a ceiling light point, ceiling coving and chimney breast.

BEDROOM TWO

Dimensions: 3.58m x 3.58m (11'9 x 11'9). With a powder coated aluminium double-glazed window looking out over the rear garden with far reaching views beyond, there is a ceiling light point, ceiling coving, fitted cupboards which house the hot water cylinder and water tank.

BEDROOM THREE

This is situated adjacent to bedroom one and has a PVCu double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving and bulkhead.

BATHROOM

Dimensions: 2.62m x 1.93m (8'7 x 6'4). With a powder coated aluminium double-glazed window, ceiling light point, ceiling coving, part tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising; panelled bath with glazed shower screen and Mira electric shower fitting over, vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.



GARDEN

To the left-hand side of the property there is a driveway providing off-road parking and in turn leading to a large stone built and slated garage with workshop. The garage is 30'7 x 10 this is approached through a timber sectional sliding door, there are two timber and frosted glazed windows to the side elevation, light and power and to one side there is a doorway giving access to a workshop which is 9'9 x 9'1. This has timber and frosted glazed windows to two elevations together with a timber door and once again has power and light. To the front of the property there is a lawned garden with planted flowers and shrubs to the borders together with four steps rising to the front door. To the rear there is a south-westerly facing garden which comprises; crazy paved patio with lean to store, beyond this there is a lawned garden bordered by trees, flowers and shrubs and there is also an outside cold-water tap.





ADDITIONAL DETAILS

DOUBLE GLAZING

The property has a mixture of timber, PVCu and powder coated aluminium double glazing.

DIRECTIONS

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by The Junction public house continue straight ahead on to Westbourne Road. At the next roundabout turn left on to Reinwood Road continuing past Adelphi Road and Carr Street, then turn right onto Reinwood Avenue where the property will be found on the left hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICE

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000