

Simon Blyth

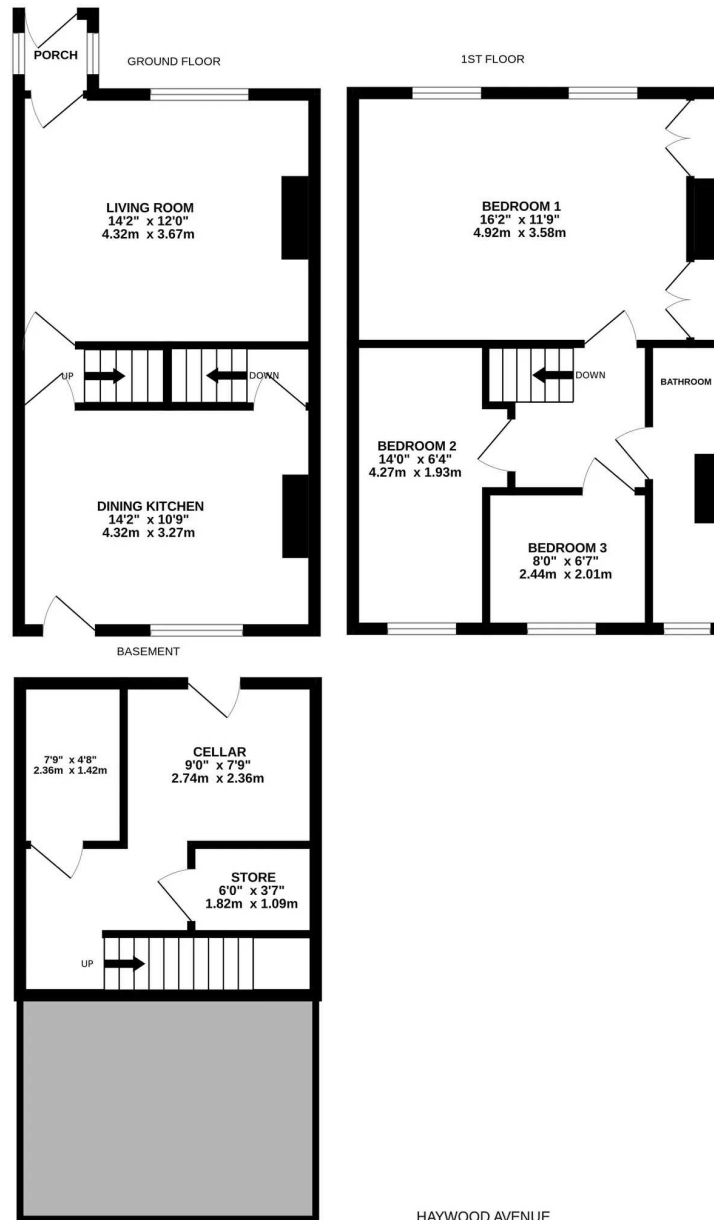
ESTATE AGENTS



Haywood Avenue, Huddersfield

Huddersfield

In Excess of **£100,000**



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 ©2024



Haywood Avenue

Huddersfield

BEST AND FINAL OFFERS TO BE RECEIVED BY 22ND MARCH 12 NOON.

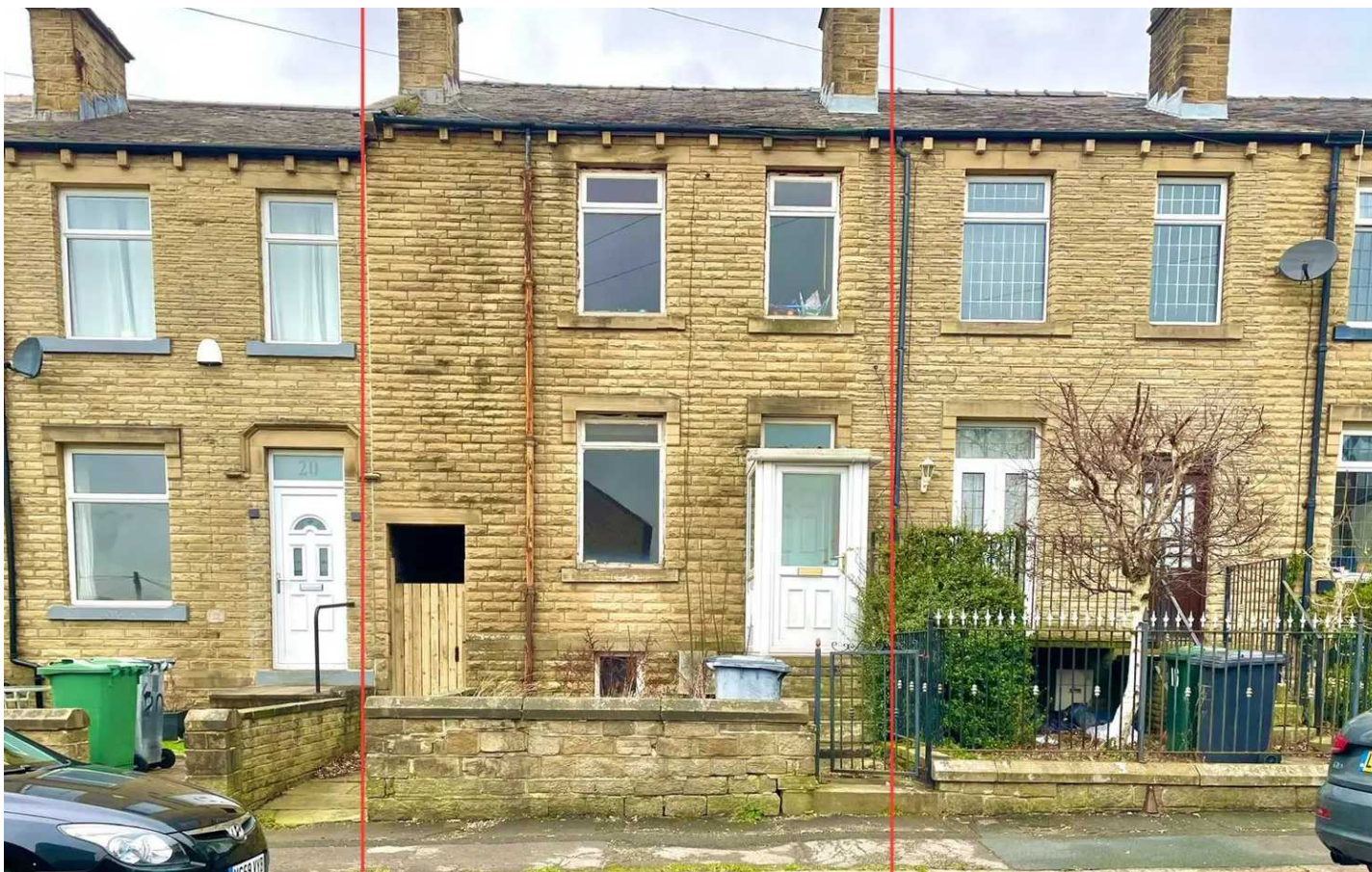
A mature stone built inner through terrace house requiring a general programme of modernisation and updating and located within this popular and sought after residential area, close to local shops, schools and accessible for Junctions 23 and 24 of the M62 motorway.

The property provides well proportioned accommodation which briefly comprises to the ground floor; entrance porch, living room, inner lobby with stairs rising to the first floor and dining kitchen. Basement with cellars. To the first floor there are three bedrooms and bathroom. Externally there are gardens to front and rear along with a detached concrete sectional garage at the foot of the rear garden.

Council Tax band: B

Tenure: Freehold

Simon Blyth
ESTATE AGENTS



Entrance Porch

3' 6" x 3' 8" (1.07m x 1.12m)

A PVCu and sealed unit double glazed door opens into an entrance porch, this has PVCu double glazed windows and from here a PVCu door opens into the living room.

Living Room

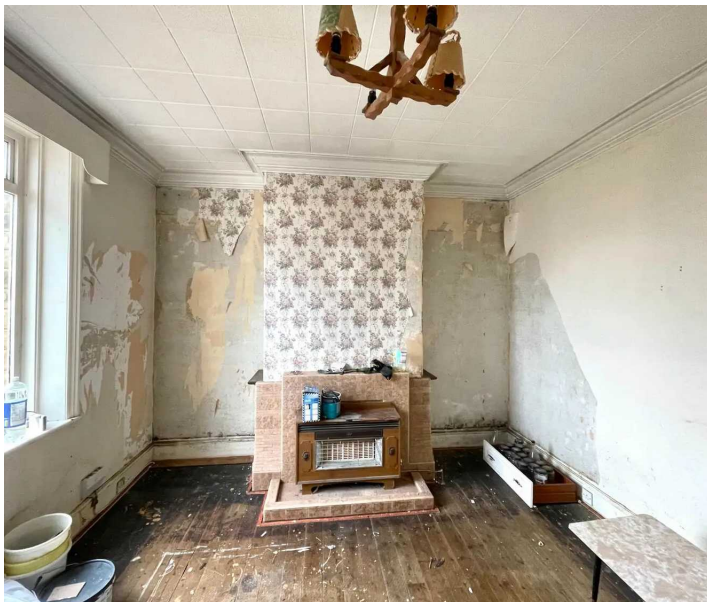
14' 2" x 12' 0" (4.32m x 3.66m)

A comfortable reception room which has a timber and glazed window looking out over the front garden, there is a ceiling light point, ceiling coving, exposed floorboards and as the main focal point of the room a tiled fireplace with a gas point. to the rear of the property a door opens into an inner lobby, this has a staircase to one side rising to the first floor and a door giving access to a dining kitchen.

Dining Kitchen

14' 2" x 10' 9" (4.32m x 3.28m)

With a timber and glazed window looking out over the rear garden together with an adjacent timber door with window over, there is a ceiling light point, chimney breast with tiled fireplace and having a double drainer stainless steel sink with base cupboards and drawer. To one side a door gives access to a basement.



Basement

With useful keeping cellar which measures 9'0 x 7'9 this has a stone flagged floor, timber door, stone sink and houses the electric meter. Former fuel store measures 7'9 x 4'8 with stone flagged floor. Store measures 6'0 x 3'7 with a stone flagged floor.

First Floor Landing

With loft access and providing access to the following rooms:-

Bedroom One

16' 2" x 11' 9" (4.93m x 3.58m)

A large double room with two timber and glazed windows providing plenty of natural light and with views across to Emley Moor Mast and Castle Hill, there are exposed floorboards, two ceiling light points, chimney breast with decorative fireplace and gas point. To either side of the chimney breast there are fitted wardrobes and cupboards.

Bedroom Two

14' 0" x 6' 4" (4.27m x 1.93m)

With a timber and glazed window looking out to the rear, ceiling light point, exposed floorboards and bulkhead.

Bedroom Three

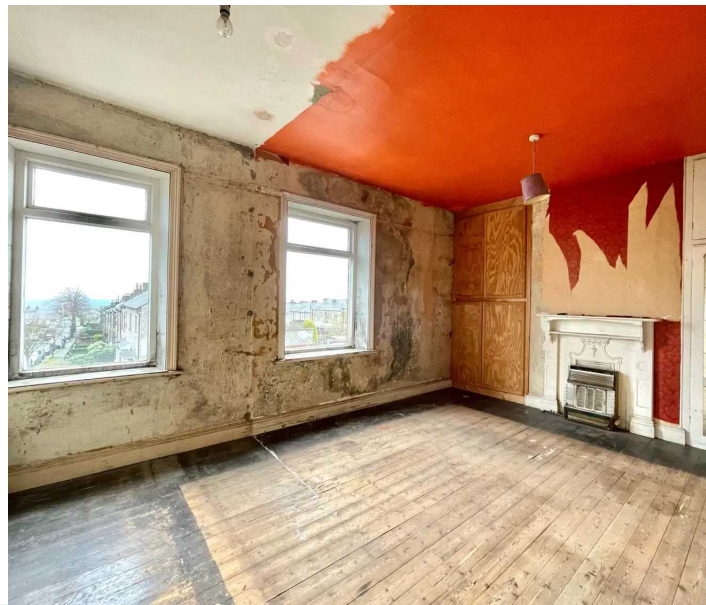
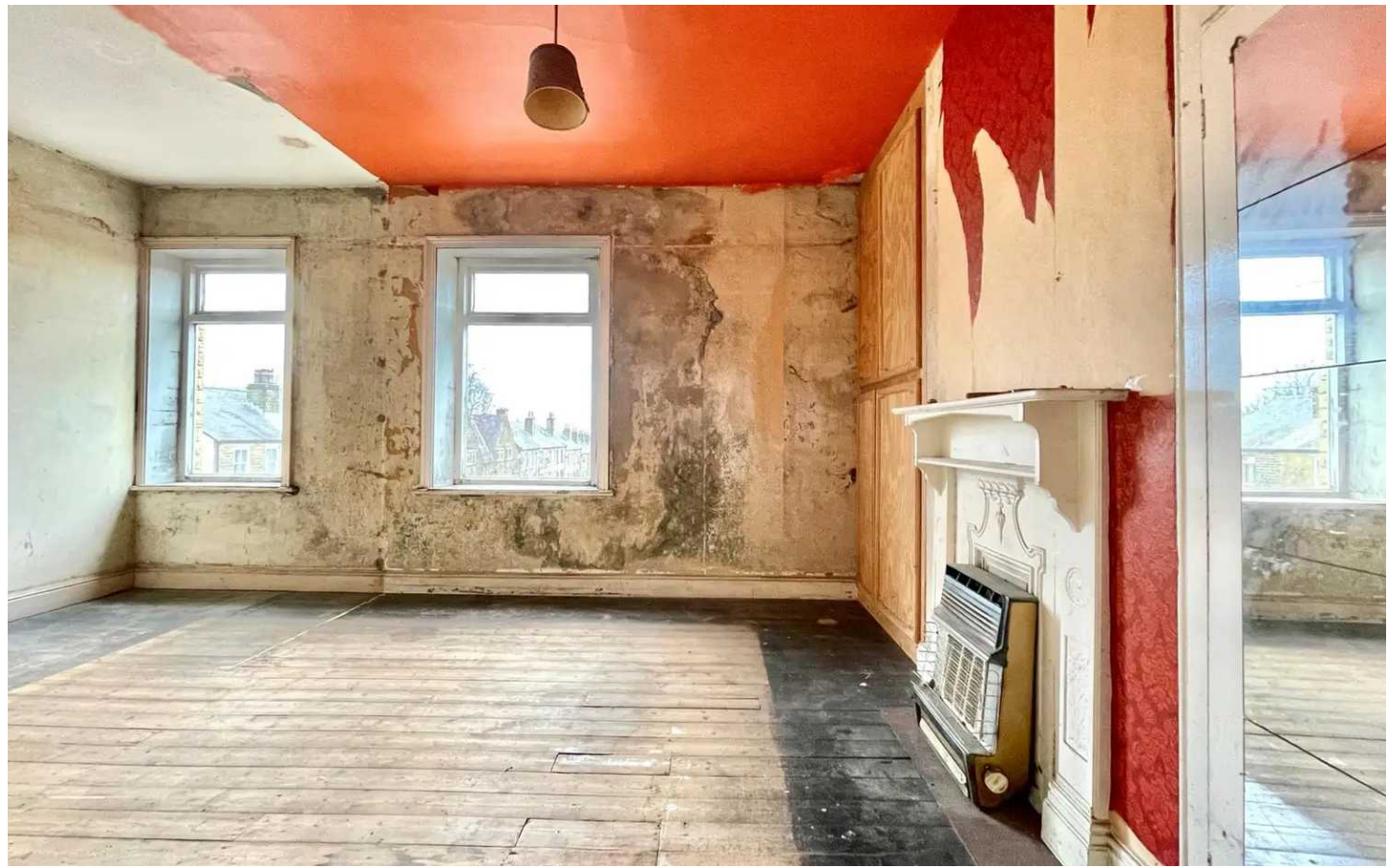
8' 0" x 6' 7" (2.44m x 2.01m)

With a timber and glazed window, ceiling light point and exposed floorboards.

Bathroom

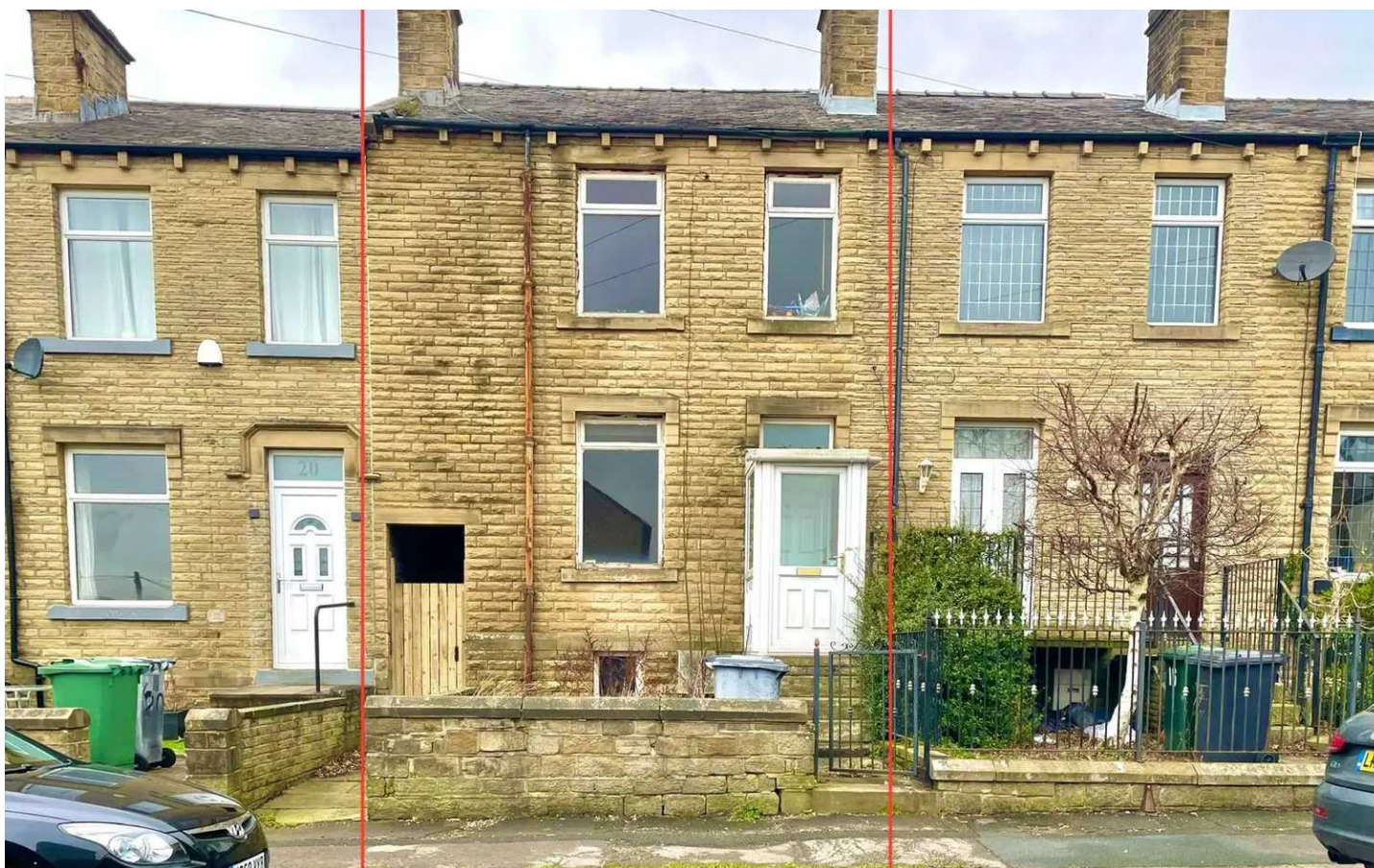
14' 0" x 3' 7" (4.27m x 1.09m)

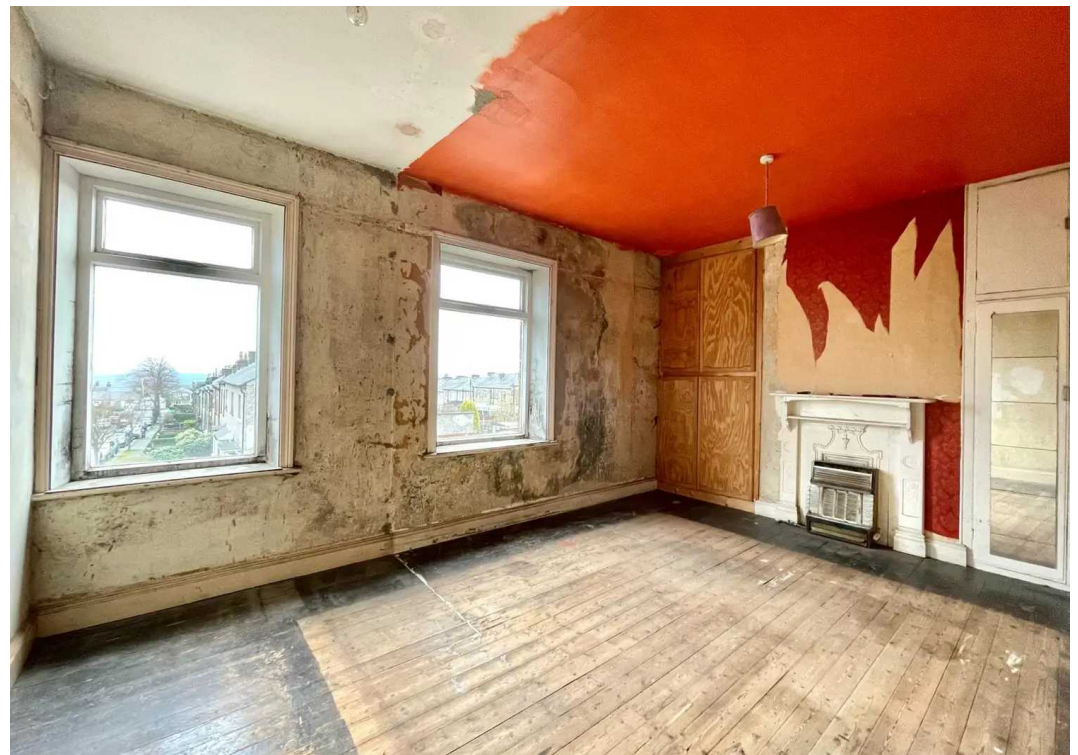
With a frosted timber sash window, ceiling light point, part tiled walls, chimney breast, exposed floorboards and fitted with a suite comprising; corner panelled bath with mira electric shower over, pedestal wash basin and low flush w.c.



GARDEN

To the front of the property a wrought iron hand gate opens on to a flagged pathway and three steps rising to the entrance porch, adjacent to this there is a garden. To the rear there is a garden and at the foot a concrete sectional detached single garage.





ADDITIONAL INFORMATION

DIRECTIONS

Using satellite navigation enter the postcode HD3 4BA

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 SERVICES

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 - 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