

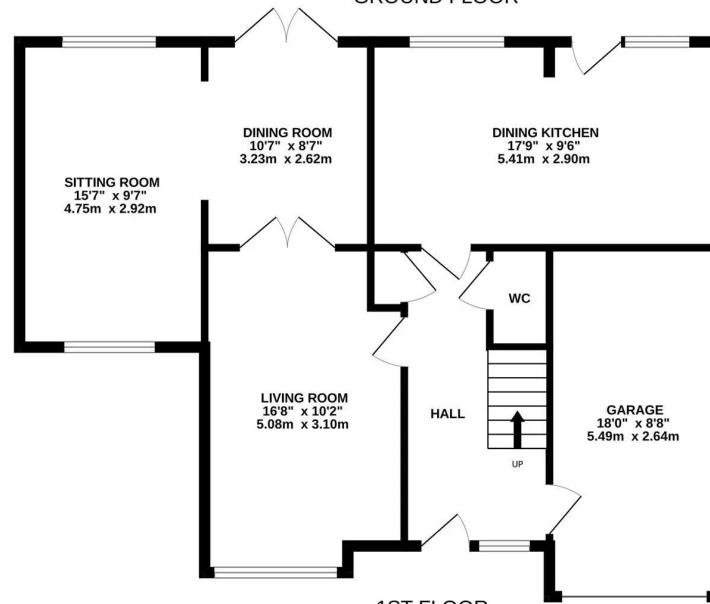


Brecon Avenue, Huddersfield

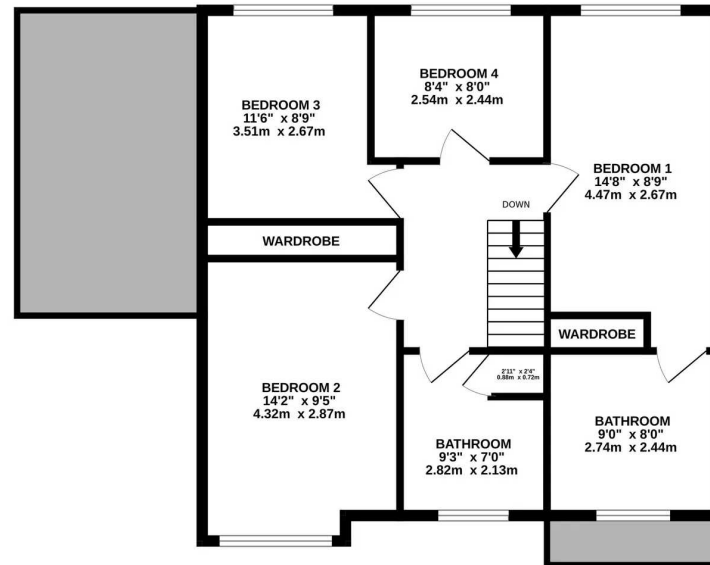
Huddersfield

Offers in Region of **£459,950**

GROUND FLOOR



1ST FLOOR



BRECON 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.
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Brecon Avenue

Huddersfield

Extended 4-bed, 3-reception detached family home in popular area. No chain. Close to amenities & M62. Gas heating, double glazing, alarm. Block paved driveway, garage, gardens. Master ensuite, family bath.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

A composite panelled and frosted double glazed door opens into the entrance hall, this has a frosted PVCu double glazed window adjacent to the door providing additional natural light, there are two ceiling light points, ceiling coving, courtesy door to the garage, cloaks cupboard, and to one side a spindle staircase rises to the first floor. From the hallway access can be gained to the following rooms:-

Downstairs W.C

With an inset ceiling downlighter, extractor fan, heated towel rail, floor to ceiling tiled walls and fitted with a suite comprising; vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

Kitchen Diner

17' 9" x 9' 6" (5.41m x 2.90m)

As the dimensions indicate this is a spacious and well proportioned room which over looks the rear garden and has PVCu double glazed windows together with a PVCu and sealed unit double glazed door, there are inset ceiling downlighters, tile effect laminate flooring and fitted with a range of 'Matte Grey' shaker style base and wall cupboards, drawers, pan drawers, these are complimented by brushed stainless steel handles with overlying granite worktops with granite and tiled splashbacks, there is a four ring induction hob with stainless steel extractor hood over, electric fan assisted oven, microwave, dishwasher, inset one and a half bowl stainless steel sink with brushed stainless steel mixer tap and plug sockets with USB chargers.



Living Room

16' 8" x 10' 2" (5.08m x 3.10m)

This is the first of three reception rooms and having a PVCu double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving and as the main focal point of the room there is a limestone fireplace which is home to a coal effect gas fire. At one end of the room there are twin timber and glazed doors open into the dining room.

Dining Room

10' 7" x 8' 7" (3.23m x 2.62m)

With PVCu double glazed French doors opening out on to the rear garden, there is a ceiling light point and ceiling coving. To one side access can be gained to the sitting room.

Sitting Room

15' 7" x 9' 7" (4.75m x 2.92m)

With PVCu double glazed windows to both front and rear elevations there are inset ceiling downlighters and ceiling coving.





First Floor Landing

With ceiling light point and loft access. From the landing access can be gained to the following rooms:-

Bedroom One

14' 8" x 8' 9" (4.47m x 2.67m)

A good sized double room with a PVCu double glazed window looking out over the rear garden, there are inset ceiling downlighters, ceiling coving and fitted floor to ceiling smoked mirror fronted sliding door wardrobes. Adjacent to the wardrobes a door gives access to an ensuite shower room.

Bedroom One Ensuite

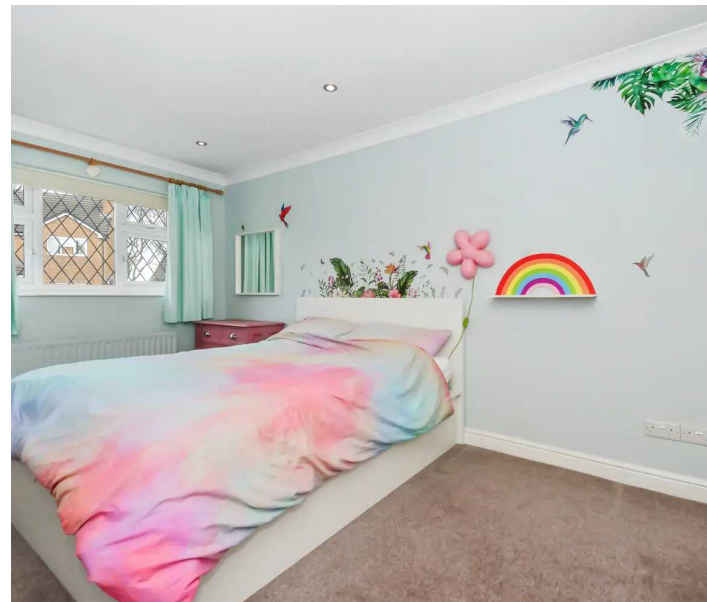
9' 0" x 8' 0" (2.74m x 2.44m)

With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and tiled splashback, low flush w.c. and large walk-in tiled shower with two glass panels and chrome shower fitting.

Bedroom Two

14' 2" x 9' 5" (4.32m x 2.87m)

Another good sized double room which has a PVCu double glazed window looking out across the front garden, there are inset ceiling downlighters, ceiling coving and to one wall there are a bank of fitted floor to ceiling wardrobes.



Bedroom Three

11' 6" x 8' 9" (3.51m x 2.67m)

A double room with a PVCu double glazed window looking out over the rear garden there is a ceiling light point and ceiling coving.

Bedroom Four

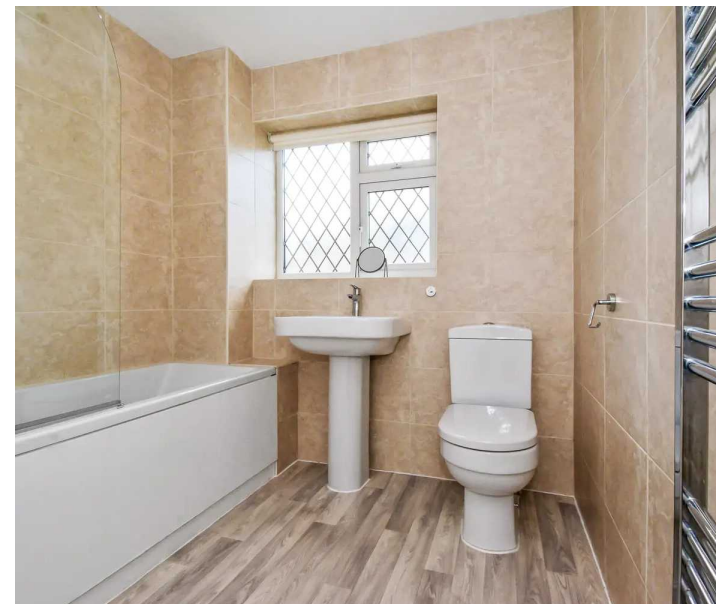
8' 4" x 8' 0" (2.54m x 2.44m)

With a PVCu double glazed window looking out over the rear garden, ceiling light point and ceiling coving.

Bathroom

9' 3" x 7' 0" (2.82m x 2.13m)

With a frosted PVCu double glazed window, storage cupboard over the bulkhead, inset ceiling downlighters, extractor fan, chrome ladder style heated towel rail, floor to ceiling tiled walls and fitted with a suite comprising; pedestal wash basin with chrome monobloc tap, low flush w.c. and panelled bath with glazed shower screen and chrome shower fitting over.



GARDEN

To the front of the property there is a lawned garden with planted shrubs, this continues down the left hand side of the house. To the right hand side there is a timber hand gate which leads to the rear garden. The rear enjoys a south westerly aspect with a resin patio which spans the full width of the property together with lawn, planted trees and shrubs.

DRIVEWAY

2 Parking Spaces

A block paved driveway provides off-road parking and in turn leads to an integral garage. The garage measures 18'0 x 8'8 with an electric roller door, courtesy door to the entrance hall, wall mounted Ideal gas fired central heating boiler, work surface with inset sink and tiled splashback plumbing for automatic washing machine, power and light.



ADDITIONAL DETAILS

DIRECTIONS

Using satellite navigation enter the postcode HD3 3QF

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)

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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

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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



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