



50 Bankfield Park Avenue, Huddersfield

Huddersfield

Offers in Region of £335,000





50 Bankfield Park Avenue

Huddersfield, Huddersfield

A random stone built detached chalet style house standing within generous gardens particularly to one side which provide a potential to extend. The property also has off road parking for 3 cars as well as a large garage with two store rooms beneath the property. There is a gas central heating system, PVCu double glazing and accommodation which briefly comprises to the ground floor Entrance Hall, cloaks cupboard, large living room with splay bay window, dining room with patio doors to the rear garden, dining kitchen and four piece bathroom. To the first floor a landing gives access to master bedroom with en-suite shower room and two further bedrooms.

The property is located within an established residential area with local shopping facilities as well as being accessible to the town centre.

Simon Blyth
ESTATE AGENTS



Entrance Hall

This has a frosted double glazed window adjacent to the door, ceiling light point, ceiling coving, cloaks cupboard, central heating radiator and laminate flooring which continues through into the dining room.

Dining Room

12' 7" x 9' 2" (3.84m x 2.79m)

With ceiling light point, ceiling coving, wall light points, central heating radiator, to one side a spindle staircase rises to the first floor with storage cupboard beneath and with sliding aluminium double glazed patio door giving access to the rear garden. From the dining room there are doors giving access to the living room and dining kitchen.

Living Room

20' 8" x 11' 9" (6.30m x 3.58m)

As the dimensions indicate this is a large reception room which features a PVCu double glazed splay bay window which provides the room with plenty of natural light, there are inset ceiling downlighters, ceiling coving, three wall light points, central heating radiator and as the main focal point of the room there is a coal effect gas fire with timber surround and marble effect inset.

Dining Kitchen

11' 2" x 12' 7" (3.40m x 3.84m)

This can be accessed from either the dining room or living room and has ceiling light point, PVCu double glazed window looking over the rear garden and with a pleasant wooded aspect beyond, there is a storage cupboard beneath the stairs, central heating radiator, tile effect laminate flooring and fitted with a range of Shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and a half bowl single drainer sink with chrome mixer tap, gas cooker point and plumbing for automatic washing machine.



First Floor Landing

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

Bedroom 1

14' 9" x 12' 7" (4.50m x 3.84m)

With PVCu double glazed windows to both rear elevations, ceiling light point, central heating radiator. There are two banks of floor to ceiling wardrobes and to one side a door gives access to an en-suite shower room.

En-suite Shower Room

6' 9" x 3' 9" (2.06m x 1.14m)

With ceiling light point, extractor fan, central heating radiator, floor to ceiling tiled walls and fitted with a suite comprising shower cubicle with chrome shower fitting, vanity unit incorporating wash basin and low flush w.c.

Bedroom 2

10' 3" x 11' 0" (3.12m x 3.35m)

Having a PVCu double glazed window looking out to the front, there is a ceiling light point, central heating radiator and a bank of fitted floor to ceiling wardrobes.

Bedroom 3

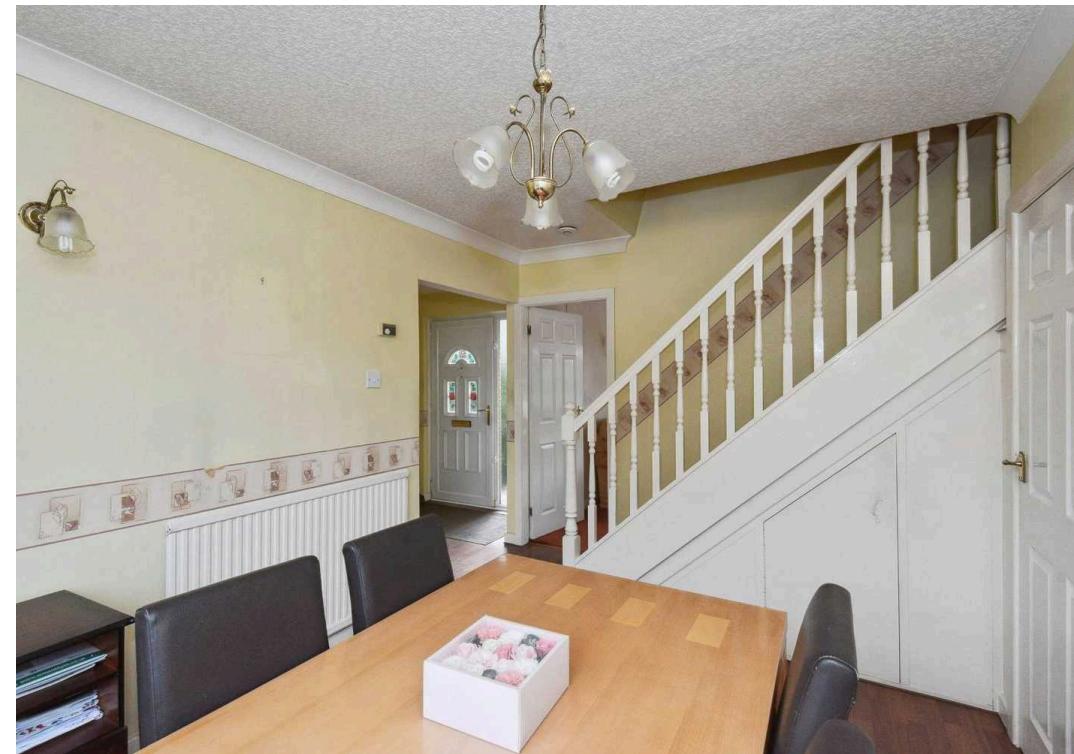
12' 2" x 6' 9" (3.71m x 2.06m)

With a PVCu double glazed window looking out over the rear garden and enjoying a pleasant wooded aspect beyond, there is a ceiling light point, central heating radiator and fitted cupboards.

Directions

Using satellite navigation enter the postcode HD4 7RD





GARDEN

To the front of the property there is a rockery with planted flowers and shrubs and together with steps rising to the main entrance. Access to the rear garden can be gained down either side of the property through secure timber gates. The rear comprises a raised flag patio which can be accessed from the dining room with steps down to a flagged pathway running across the rear with crushed blue slate border, lawn and bordered by conifers. To the side there is a much larger garden with potential to extend the property if required. This garden is once again bordered by conifers allowing a good degree of privacy and comprises lawn, areas of crushed blue slate and gravelled sections. From here there are some nice views stretching across Huddersfield.

Driveway

To the front of the property there is a double width driveway which provides off road parking for three cars and there is also a large garage beneath the house.

Garage

A large garage beneath the house. Garage is 24'8" x 9'4" with an electric sectional door, power, light, wall mounted Worcester gas fired central heating boiler, plumbing for automatic washing machine and to one side there are 2 useful store rooms measuring 10'8" x 12'7" and 10'8" x 12'0". Both store rooms have light.



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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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

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Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



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