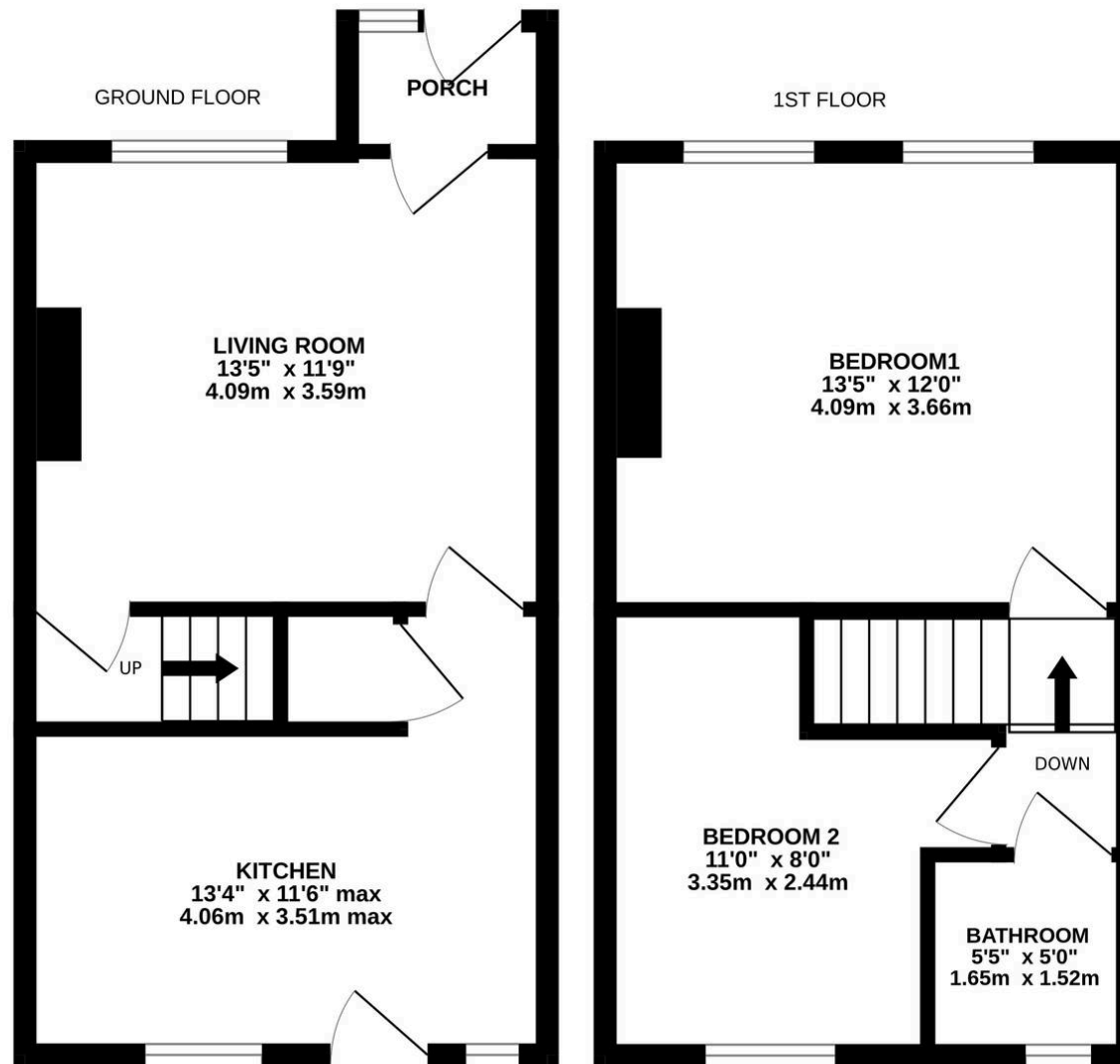




5 Main Avenue, Huddersfield
Huddersfield

Offers in Region of **£129,500**



GROUND FLOOR

PORCH

LIVING ROOM
13'5" x 11'9"
4.09m x 3.59m

UP

KITCHEN
13'4" x 11'6" max
4.06m x 3.51m max

1ST FLOOR

BEDROOM1
13'5" x 12'0"
4.09m x 3.66m

DOWN

BEDROOM 2
11'0" x 8'0"
3.35m x 2.44m

BATHROOM
5'5" x 5'0"
1.65m x 1.52m

MAIN 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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5 Main Avenue

Cowlersley, Huddersfield

Available with vacant possession and no onward chain, is this mature, part stone-built and rendered inner through terraced house, situated on a no-through road and having a generous South-Easterly facing rear garden which backs onto open countryside.

The property would be ideal for someone looking to take their first steps on the property ladder, and is located within this established, residential area. The accommodation is served by gas central heating system, PVCU double glazing and briefly comprises, to the ground floor, entrance porch, living room and stylish, modern, fitted kitchen.



Ground Floor

This comprises entrance porch with PVCU double glazed windows and a door, quarry tiled floor and from here a timber and glazed door opens into the living room.

Living Room

13' 5" x 11' 9" (4.09m x 3.58m)

With a large PVCU double glazed window, looking out over the front garden, there is a chimney breast and to the rear, two doors, one giving access to the kitchen and the other to a staircase rising to the first floor.

Kitchen

13' 4" x 11' 6" (4.06m x 3.51m)

With a range of cream Shaker-style base and wall cupboards, drawers, contrasting overlying worktops, inset one and a half bowl single drainer sink with chrome mixer tap, plumbing for automatic washing machine, four ring, halogen hob, stainless steel electric double oven, cupboard housing a gas-fired central heating boiler, wine rack. There are PVCU double glazed windows which provide the room with plenty of natural light and look out over the garden with a lovely, open aspect beyond, together with a PVCU and frosted double-glazed door. Beneath the staircase there is a useful storage area.



First Floor Landing

Which gives access to the following:

Bedroom One

13' 5" x 12' 0" (4.09m x 3.66m)

A good sized double room with two PVCU double glazed window looking out over the front garden. There is ceiling coving and a chimney breast.

Bedroom Two

11' 8" x 11' 0" (3.56m x 3.35m)

With PVCU window looking out over the rear garden, enjoying a lovely, South-Easterly aspect beyond across open fields and woodland. (11'8" being the max)

Bathroom

5' 0" x 5' 0" (1.52m x 1.52m)

With floor to ceiling tiled walls, tiled floor, fitted with a suit comprising timber panelled bath with electric shower fitting over, pedestal wash basin and low flush WC.

Directions

Using satellite navigation, enter the postcode HD4 5US





Garden

To the front of the property, there is a flagged, garden bordered by a stone wall. Beyond this, there is a pathway, providing access to the houses in the terrace and beyond this, there is a further flagged area bordered by a stone wall. To the rear, there is a South-Easterly facing garden, which is terraced and low maintenance with central pathway and gravelled with crushed blue slate areas, bordered again by stone walling.

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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