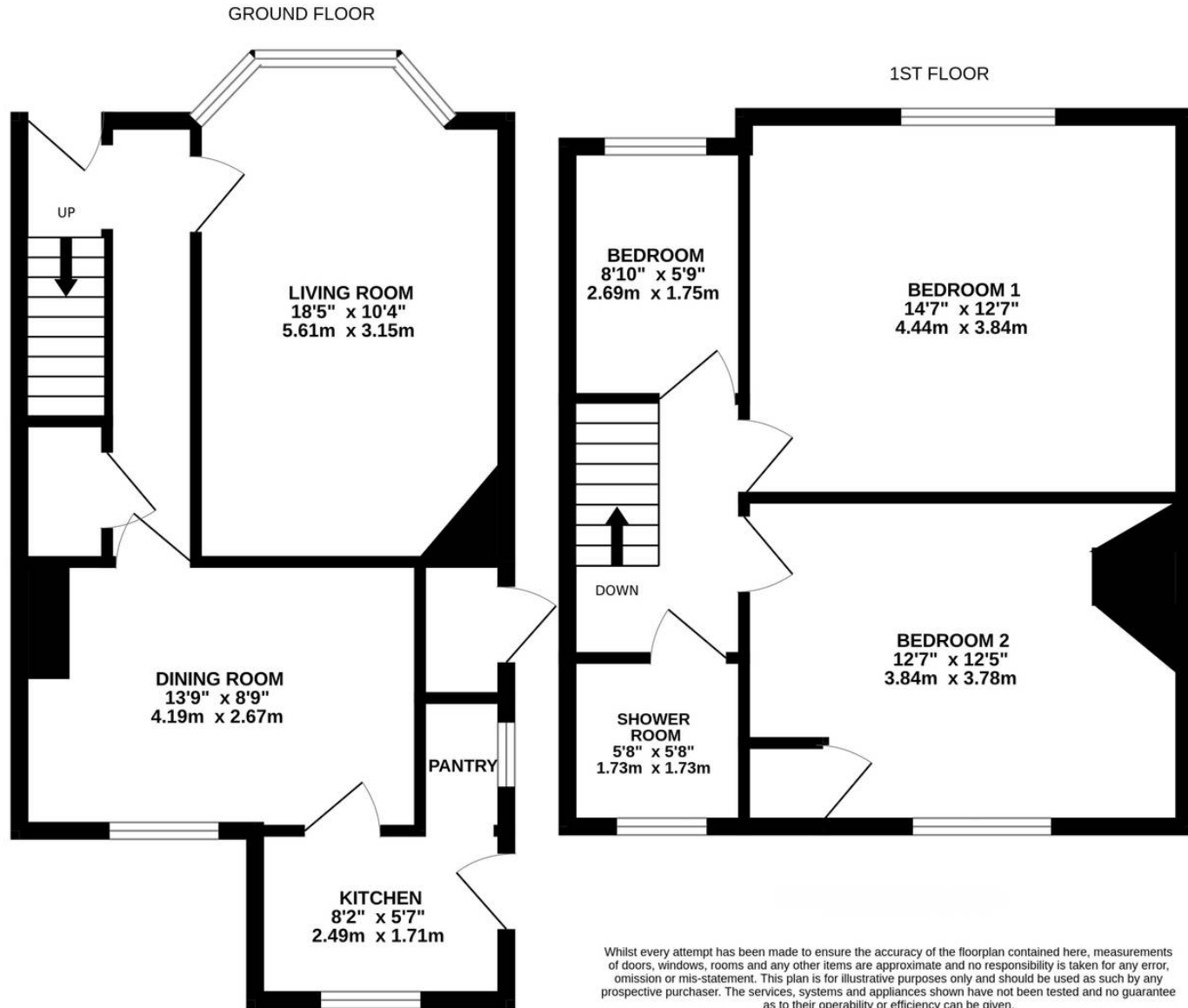




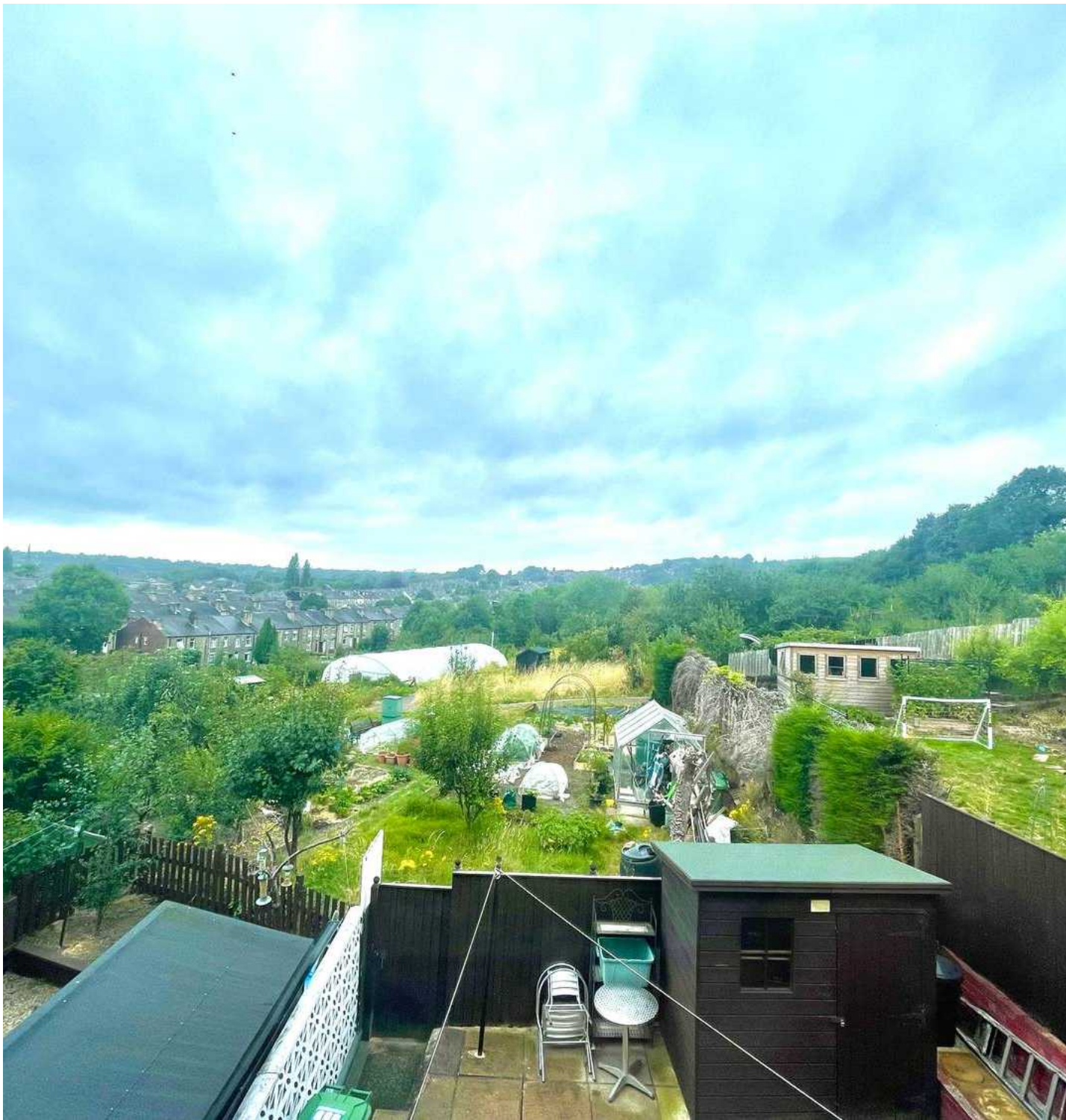
27 Woodhouse Avenue, Fartown

Huddersfield

Offers Over **£110,000**



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27 Woodhouse Avenue

Fartown, Huddersfield

*****BEST AND FINAL OFFERS TO BE IN BY NOON ON TUESDAY 8TH OCTOBER*****

A mature bay fronted terraced house providing a generous level of accommodation together with gardens to front and rear, block paved driveway and enjoying a lovely aspect over allotments to the rear.

The property will require some updating but would make an ideal home for a young family located within a convenient and established residential area with local shopping facilities, close to town center and M62. There is a gas central heating system, pvcu double glazing and briefly comprising entrance lobby, inner hallway, bay fronted living, separate dining room, kitchen and pantry. First floor landing leading to two good sized double bedrooms, single bedroom and shower room.





Entrance Lobby

With pvcu and frosted double glazed door, staircase rising to the first floor and to one side a doorway leads to an inner hallway which has ceiling light point, picture rail, central heating radiator and useful storage cupboard with fitted shelving beneath the staircase. From the inner hallway access can be gained to the following..-

Living Room -18' 3" x 10' 4" (5.56m x 3.15m)

A generously proportioned reception room which has walk in bay with pvcu double glazed windows providing plenty of natural light and enjoying a pleasant aspect over the front garden, there is a ceiling light point, two wall light points and two central heating radiators.

Dining Room -13' 9" x 8' 9" (4.19m x 2.67m)

With a pvcu double glazed window looking out over the rear garden, ceiling light point, central heating radiator and as the main focal point of the room there is a stone fireplace with timber mantle, display niche and home to a remote control flame effect electric fire. From the dining room a timber and frosted glazed door gives access to the kitchen.

Kitchen -8' 2" x 5' 7" (2.49m x 1.70m)

With a pvcu double glazed window looking out over the rear garden, pvcu door giving access to the passage way at the side, there is a ceiling light point, Worcester Greenstar wall mounted gas fired central heating boiler, base and wall cupboards, drawers, work tops with tiled splash blacks, inset single drainer stainless steel sink with chrome mixer tap, four ring gas hob with extractor hood, electric oven beneath, plumbing for automatic washing machine and to one side there is a doorway leading to a pantry.

Pantry -4' 0" x 2' 9" (1.22m x 0.84m)

With a frosted pvcu double glazed window and having ceiling light point and fitted shelving.



First Floor

Landing with spindled balustrade, ceiling light point and loft access. From the landing access can be gained to the following rooms.-

Bedroom One

14' 7" x 12' 7" (4.45m x 3.84m)

As the dimensions indicate this is a large double room which has a pvcu double glazed window looking out across the front garden, there is a ceiling light point and central heating radiator.

Bedroom Two

12' 5" x 12' 7" (3.78m x 3.84m)

Another good sized double room which has a pvcu double glazed window looking out over the rear garden and with a lovely aspect over allotments beyond, there is ceiling light point, central heating radiator and cylinder and airing cupboard.

Bedroom Three

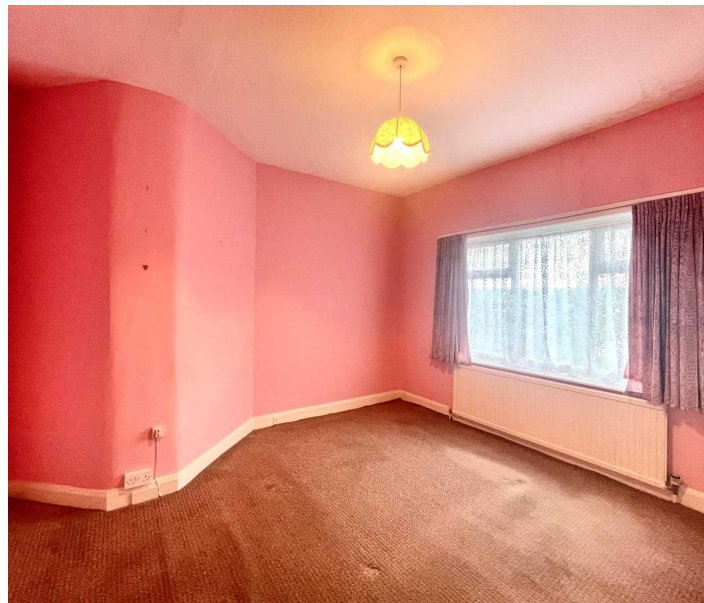
9' 0" x 5' 9" (2.74m x 1.75m)

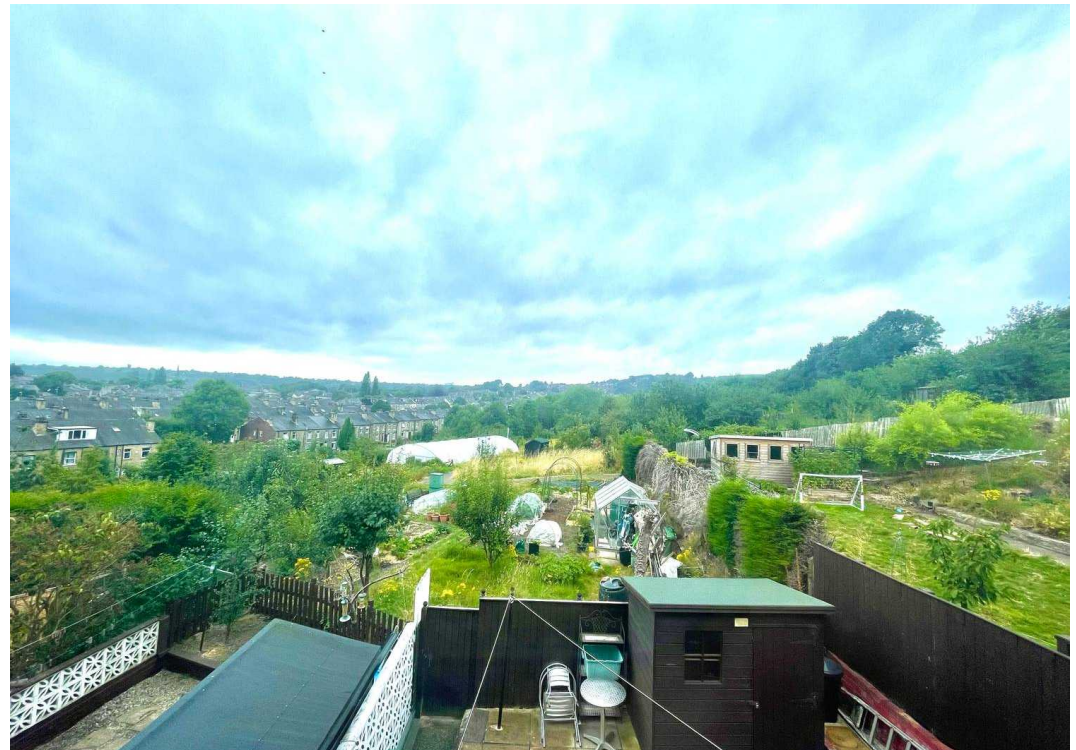
This is situated adjacent to bedroom one and enjoys a similar aspect through pvcu double glazed window, there is a ceiling light point, central heating radiator and bulk head.

Shower Room

5' 8" x 5' 8" (1.73m x 1.73m)

With a frosted pvcu double glazed window, ceiling light point, there are sections of floor to ceiling tiled walls easy clean clad floor to ceiling walls around the shower which has a glazed shower screen, fitted seat and electric shower fitting, pedestal wash basin with chrome monobloc tap, low flush WC and central heating radiator.



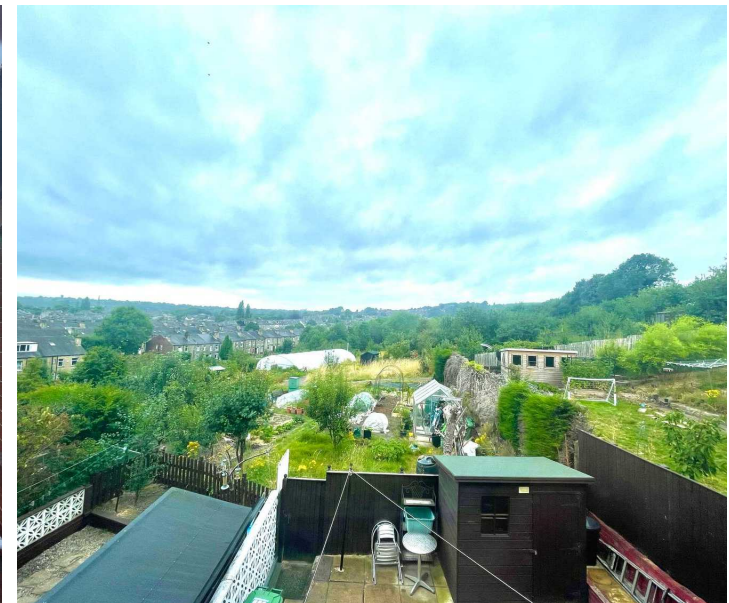


Garden

A wrought iron gate opens onto a flagged pathway which leads to the front of the house, adjacent to this there is a lawned garden with rockery and rose bed. To the left hand side of the property a passage way gives access to the rear, part way down the passage way there is an external store which has fitted shelving, power and light. To the rear there is a flagged garden with a timber garden shed enjoying a pleasant aspect over allotments.

Driveway

There is a block paved driveway which provides off road parking



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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