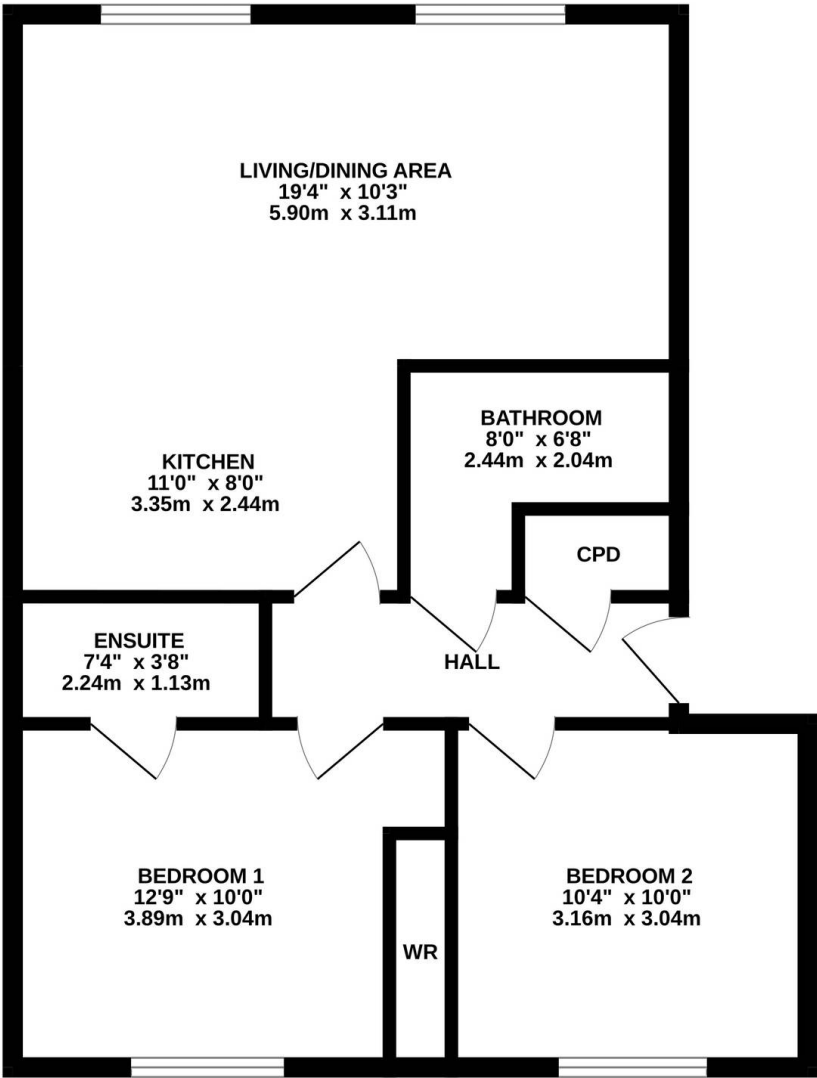




Browing Court, 43 Tennyson Avenue
Huddersfield

Offers in Region of **£155,000**



TENNYSON 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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Browing Court

Lindley, Huddersfield

A purpose built two double bedroom (master en suite) apartment in a block of six constructed in 2013 by Miller Homes and providing comfortable and well planned accommodation.

The apartment is situated within this ever popular and desirable residential area in close proximity to Lindley's varied amenities including shops, restaurants and bars and just a short drive from J24 of the M62 linking east Lancashire to West Yorkshire. The accommodation is served by a gas central heating system with Hive, pvcu double glazing and briefly comprises to the ground floor communal entrance with stairs rising to the second floor and giving access to an entrance hall, open plan living/ dining area and kitchen. Two double bedrooms with master en suite and bathroom. Externally there is a designated parking space and maintained communal gardens.





Ground Floor

With communal entrance with stairs rising to the second floor and giving access to the apartment which comprises entrance hall with loft access, central heating radiator, ceiling light point, entry phone system and useful storage cupboard. From the hallway access can be gained to the following rooms..-

Living/Dining Area

19' 4" x 10' 3" (5.89m x 3.12m)

With two pvcu double glazed windows providing plenty of natural light and enjoying views to one side which stretch across to Castle Hill. There are two ceiling light points and two central heating radiators.

Kitchen

11' 0" x 8' 0" (3.35m x 2.44m)

This is open plan to the living/dining area and has a frosted pvcu double glazed window to the side elevation, there are inset led down lighters, a range of cream gloss base and wall cupboards, drawers, these are complimented by overlying grey wood effect worktops with matching splash backs, there is an inset Blanco single drainer stainless steel sink with chrome monobloc sink, Four ring stainless steel gas hob with matching stainless steel and curved glass extractor hood over and stainless steel electric fan assisted oven beneath,integrated fridge, integrated freezer, integrated washing machine and tiled floor.



Bedroom One -12' 9" x 10' 0" (3.89m x 3.05m)

A double room with pvcu double glazed window looking out to the rear, there is a ceiling light point, central heating radiator, fitted floor to ceiling sliding door mirror fronted wardrobe and to one side a door gives access to an en suite shower room.

En Suite Shower Room -7' 4" x 3' 8" (2.24m x 1.12m)

With ceiling light point, extractor fan, shaver socket, part tiled walls, central heating radiator and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC, large tiled shower cubicle with sliding glass door and Mira electric shower fitting.

Bedroom Two -10' 4" x 10' 0" (3.15m x 3.05m)

A double room situated adjacent to bedroom one and having a pvcu double glazed window looking out to the rear, there is a ceiling light point and central heating radiator.

Bathroom -8' 0" x 6' 8" (2.44m x 2.03m)

With inset led down lighters, extractor fan, half tiled walls, central heating radiator and fitted with a suite comprising panelled bath, pedestal wash basin with chrome monobloc tap and low flush WC.

Garden

To the rear of the property there are westerly facing maintained communal gardens together with a bin store .To the front of the property there is designated parking space (260).

Additional details -Leasehold- Lease for a remainder of 250 years from 01/04/2013. Ground rent- £100 P.A. Service Charge for 2024 £1,345.04. Council tax- B



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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