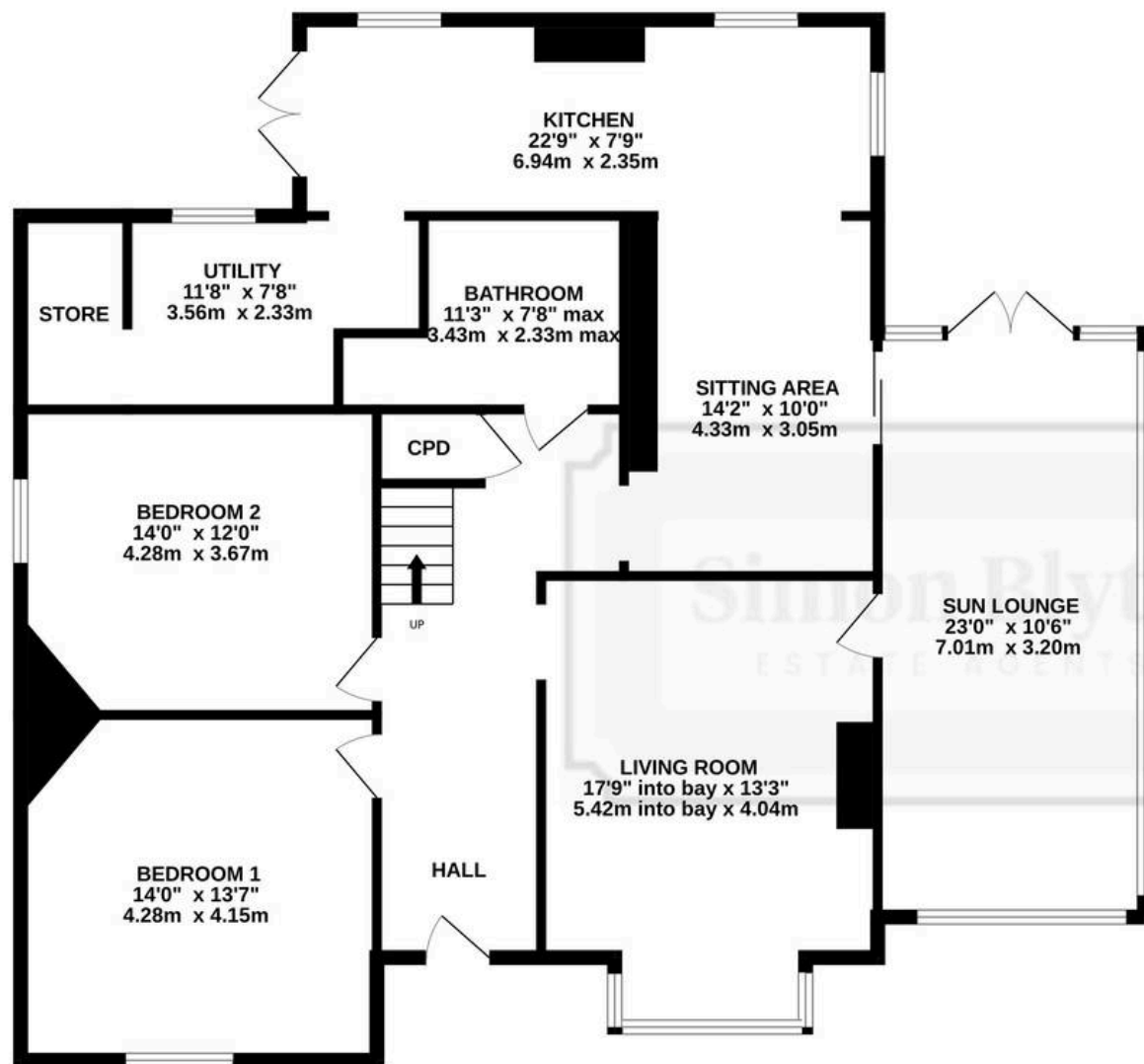




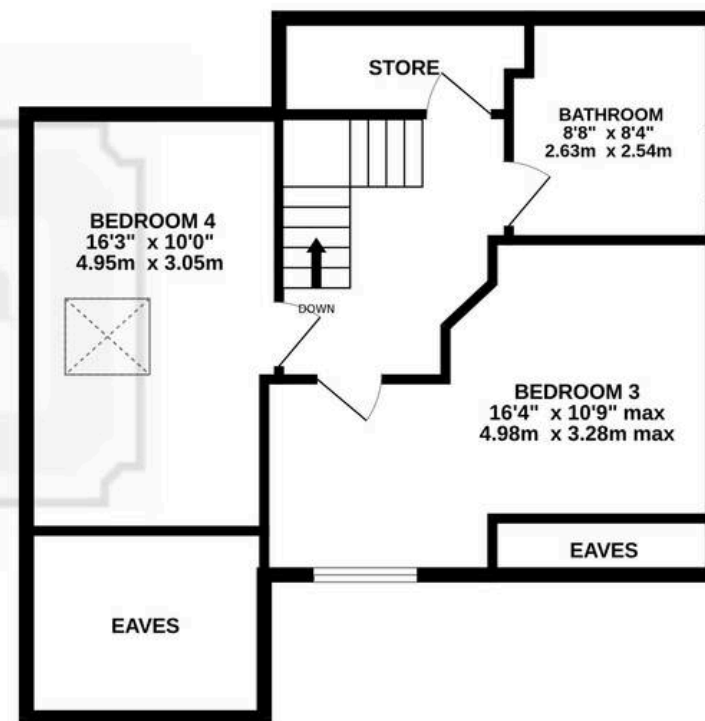
42 Alwen Avenue, Huddersfield
Huddersfield

Offers in Region of **£495,000**

GROUND FLOOR



1ST FLOOR



ALWEN 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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42 Alwen Avenue

Birkby, Huddersfield

'Three Chimneys' is an impressive detached double fronted four bedroom period home constructed in 1924 and occupying generous established terrace gardens at just over $\frac{1}{4}$ of an acre with views across to Castle Hill. The property stands elevated from the roadside, situated towards the end of a cul de sac with a well screened rear garden including Summer house. There is off road parking of two cars together with a detached garage. The accommodation is served a pvcu double glazing, an air source heat pump provides central heating and briefly comprising to the ground floor, veranda leading to entrance hall, bay fronted living room, large sun lounge, fitted kitchen with sitting area, utility room and store, two double bedrooms and bathroom. To the first floor landing leads to two further bedrooms, bathroom and store room. Externally there are well stocked terrace gardens which have area providing privacy and are well screened from the neighbours, there are stone flagged patios, detached Summer house, rockeries, water feature and lawned areas. The property is well placed for surrounding towns and cities and is just a short drive from both Huddersfield town centre and J24 of the M62 linking East Lancashire to West Yorkshire.





Ground Floor

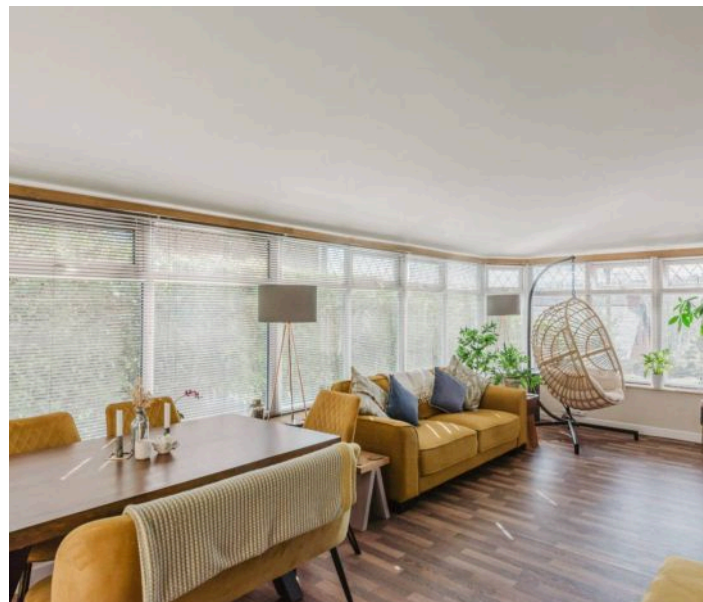
Entrance Hall

With lovely timber panelled door with circular leaded and stained glass window with further leaded and stained glass windows to either side and above the door all of which provide the hallway with natural light. There is a decorative ceiling rose with ceiling light point, ceiling coving, delft rack, central heating radiator, exposed floor boards and to one side a spindled return staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms..-

Living Room

17' 9" x 13' 3" (5.41m x 4.04m)

This comfortable and well proportioned principle reception room stands to the front of the property and has a walk in bay with pvcu double glazed windows providing plenty of natural light and enjoying a southerly aspect with views to one side stretching across to Emley Moor Mast and Castle Hill. There is a ceiling light point, ceiling coving, delft rack, central heating radiator and as the main focal point of the room, housed within the chimney breast there is a flame effect electric stove with timber mantle and slate tiled hearth. To one side a timber panelled and leaded stained glass door opens into the sun lounge.



Sun Lounge

23' 0" x 10' 6" (7.01m x 3.20m)

As the dimensions indicate this is a particularly spacious reception room which has a bank of pvcu double glazed windows to three elevations with the rear including French doors which open out onto a private flagged patio. There are two central heating radiators, three wall light points and from the sun lounge access can be gained via two sliding timber panelled and frosted glazed doors to the sitting area.

Sitting Area

14' 2" x 10' 0" (4.32m x 3.05m)

This is open plan to the kitchen and has a ceiling light point, picture rail, central heating radiator, fireplace with brick lintel and home to a flame effect electric stove which rests on a stone flagged hearth and to the right hand side of the chimney breast there are original useful pitch pine storage cupboards and drawers.

Kitchen

22' 9" x 7' 9" (6.93m x 2.36m)

This runs across the rear elevation of the property and has pvcu double glazed windows to two elevations together with pvcu double glazed French Doors opening out onto a stone flagged patio. There are inset led down lighters and halogen down lighters, central heating radiator and fitted with a range of matte grey shaker style base cupboards and drawers which are complimented by contrasting overlying worktops with tiled splash backs, wall cupboard, wine rack, wine cooler, 1 1/2 bowl single drainer sink with mixer tap with boiling water feature, integrated dishwasher and housed within the chimney breast there is a leisure Quisinemaster cooker with extractor hood over, dividing the kitchen from the sitting area there is breakfast bar with storage beneath. To the far end of the kitchen a doorway leads to a utility room.

Utility Room

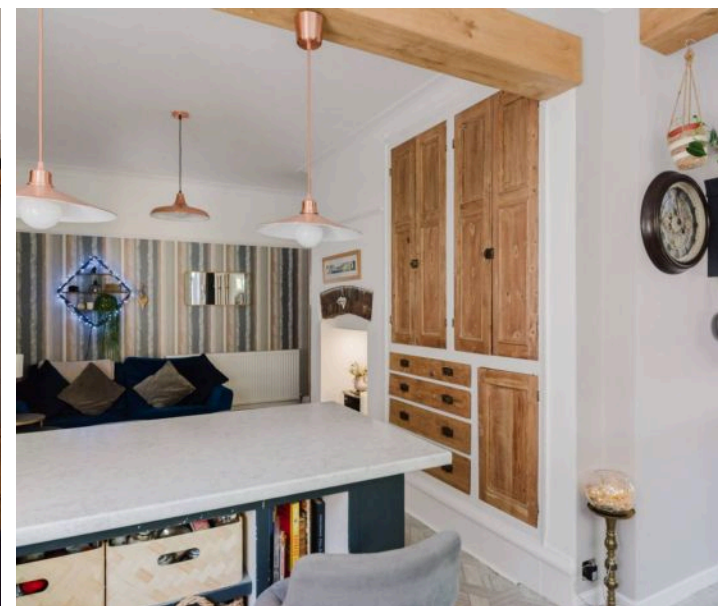
11' 8" x 7' 8" (3.56m x 2.34m)

With a pvcu double glazed window, ceiling light point, creel and fitted with base and wall cupboards matching those of the kitchen with an overlying worktop and tiled splash back, Belfast sink with copper effect mixer tap, there is under counter space for fridge and washing machine and to one side a doorway gives access to a useful store.

Store Room

4' 2" x 8' 0" (1.27m x 2.44m)

With tiled floor, ceiling light point and housing the hot water cylinder and pipework for the air source heat pump.





Bathroom

11' 3" x 7' 8" (3.43m x 2.34m)

With inset led down lighters, display niche with glass shelving and down lighter, tongue and groove boarding to dado height, tile effect flooring, chrome ladder style heated towel rail and fitted with a suite comprising corner panelled bath, vanity unit incorporating wash basin, low flush WC and recessed tiled wet area with chrome shower fitting incorporating fixed shower rose and separate hand spray.

Bedroom One

13' 7" x 14' 0" (4.14m x 4.27m)

A double room with pvcu double glazed window enjoying a southerly aspect over the front garden and with views across to Castle Hill. There is a ceiling light point, ceiling coving, delft rack, central heating radiator and in one corner there is a decorative timber fireplace.

Bedroom Two

14' 0" x 12' 0" (4.27m x 3.66m)

A double room with a pvcu double glazed window looking out over the side garden, there is a ceiling light point, ceiling coving, delft rack, central heating radiator and in one corner there is a decorative fireplace with timber surround.



First Floor Landing

With ceiling light point, spindled balustrade, picture rail, ceiling light point and having useful store room off. From the landing access can be gained to the following..-

Bathroom

8' 8" x 8' 4" (2.64m x 2.54m)

With a frosted pvcu double glazed window, floor to ceiling tiled walls, tiled floor, ceiling light point, extractor fan, chrome ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and chrome monobloc tap with hand spray, vanity unit incorporating wash basin with chrome monobloc tap and low flush WC.

Bedroom Three

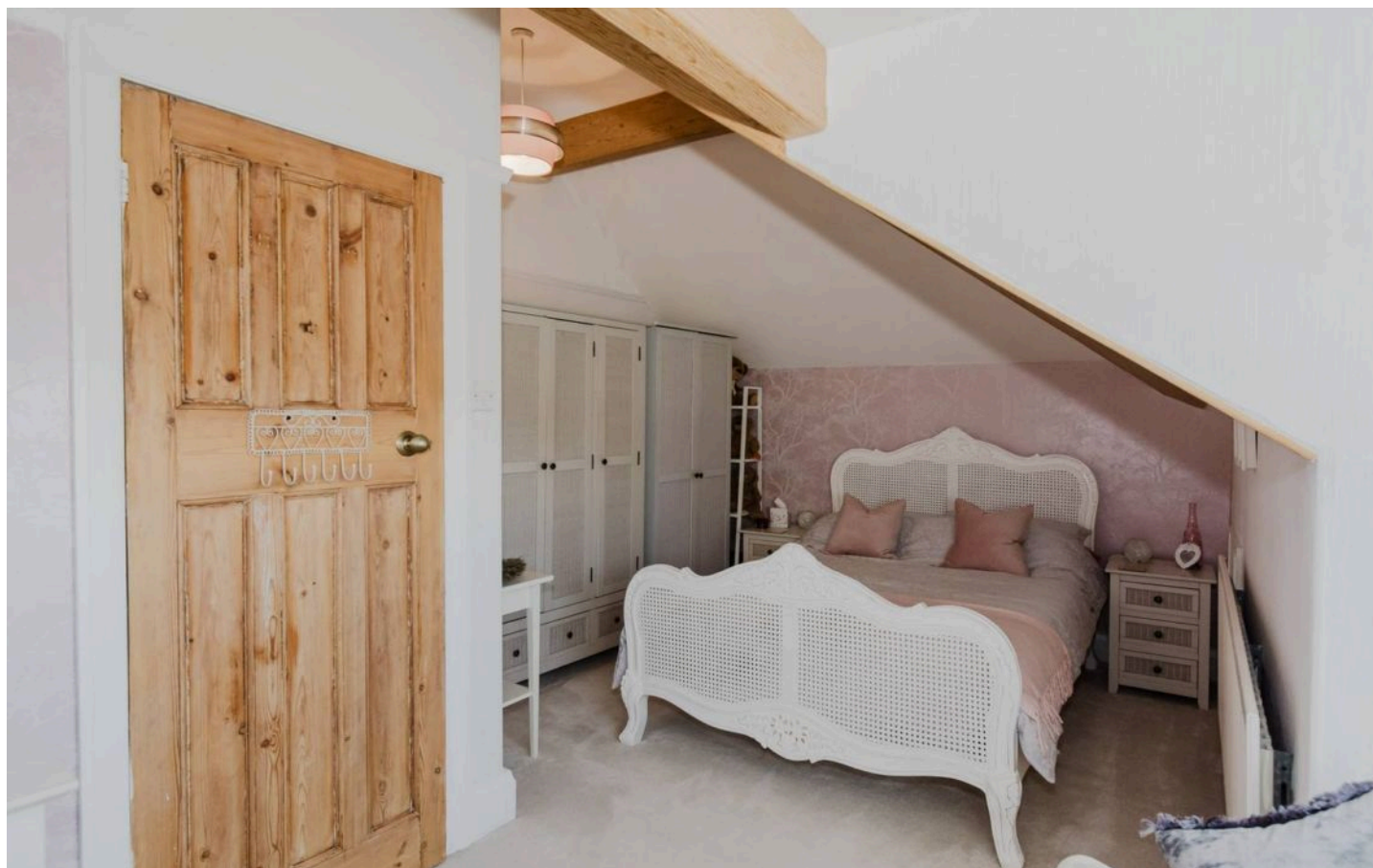
16' 4" x 10' 9" (4.98m x 3.28m)

A double room with pvcu double glazed window enjoying views across to Castle Hill. There is a pitched beamed ceiling, two ceiling light points, central heating radiator and access to the eaves.

Bedroom Four

16' 3" x 10' 0" (4.95m x 3.05m)

A double room which has a beamed ceiling with ceiling light point, velux double glazed window, central heating radiator and to one side there is access to some useful eaves storage.





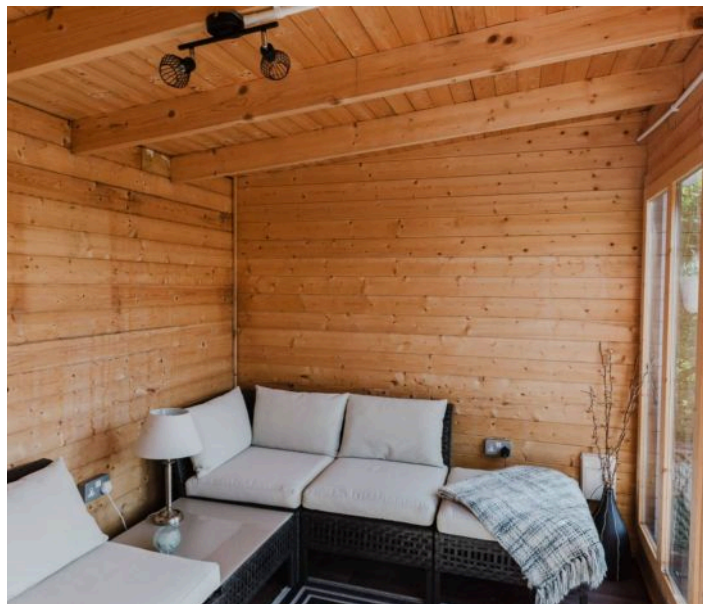
Garden

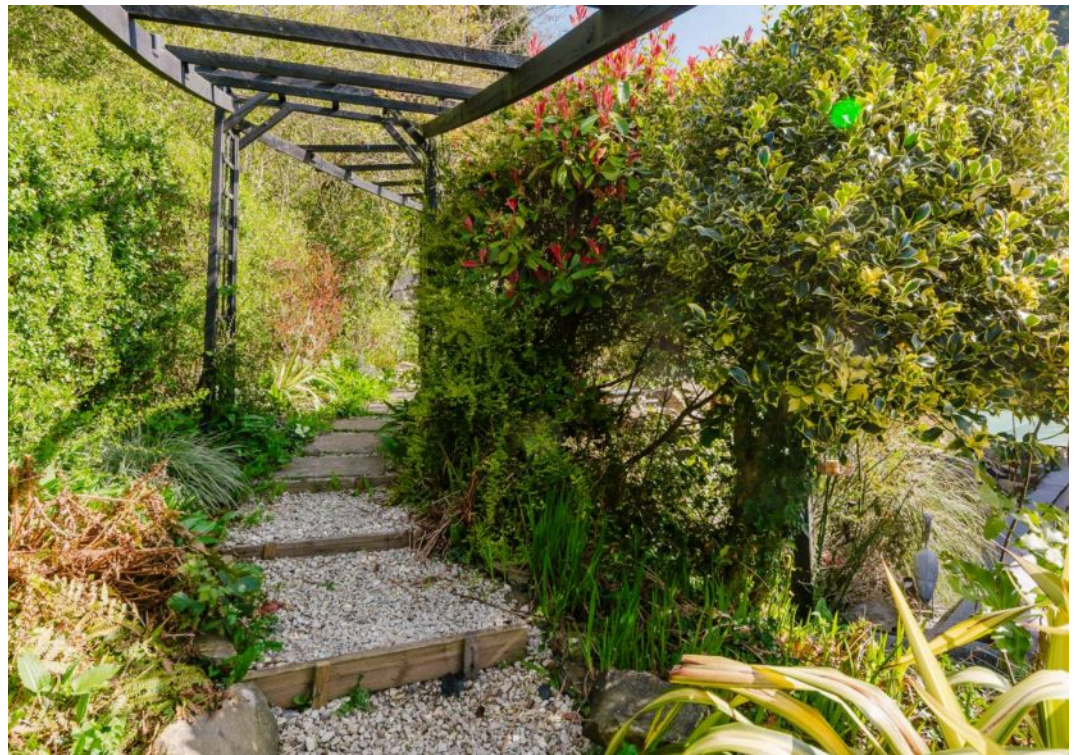
To the left hand side of the driveway there is a lawn together with planted trees and shrubs and hedge to the side elevation. To the right hand side of the driveway there is a shaped lawned garden, rockery, planted trees, flowers and shrubs and with a stone flagged pathway and steps leading up to the main entrance. There is also a stone flagged patio covered, veranda with tiled floor. To the right hand side of the property there is an area of crushed blue slate and a flagged pathway leading to a timber hand gate part way along the garden room, this leads to the rear garden, there is a private stone flagged patio which is partly covered and would be ideal for a hot tub. There is a stone flagged pathway leading across the rear of the kitchen which opens out into a further stone flagged patio, beyond this there is a rockery together with a water feature. To the rear of the garage there is a gravelled and flagged seating area with gravelled steps rising to a lawned garden together with detached summer house.

The Summer House is 7'9" x 12'5" with sealed unit double glazed windows and French doors, power, light and with French doors opening onto an area of timber decking with southerly views. Beyond the lawn there is some stone crazy paving to the rear of the Summer House, rockery and at the foot of the garden there are planted trees together with childrens play house.

Garage

To the left hand side of the bungalow there are brick gate posts with a tarmac driveway providing off road parking for two cars and in turn leading to a detached brick built garage with concrete tiled pitched roof. **Garage is 18' x 11'9"** with an electric roller door together with light and power.







ADDITIONAL DETAILS

-THE PROPERTY HAS AIR SOURCE CENTRAL HEATING

-THE PROPERTY HAS PVCU DOUBLE GLAZING

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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