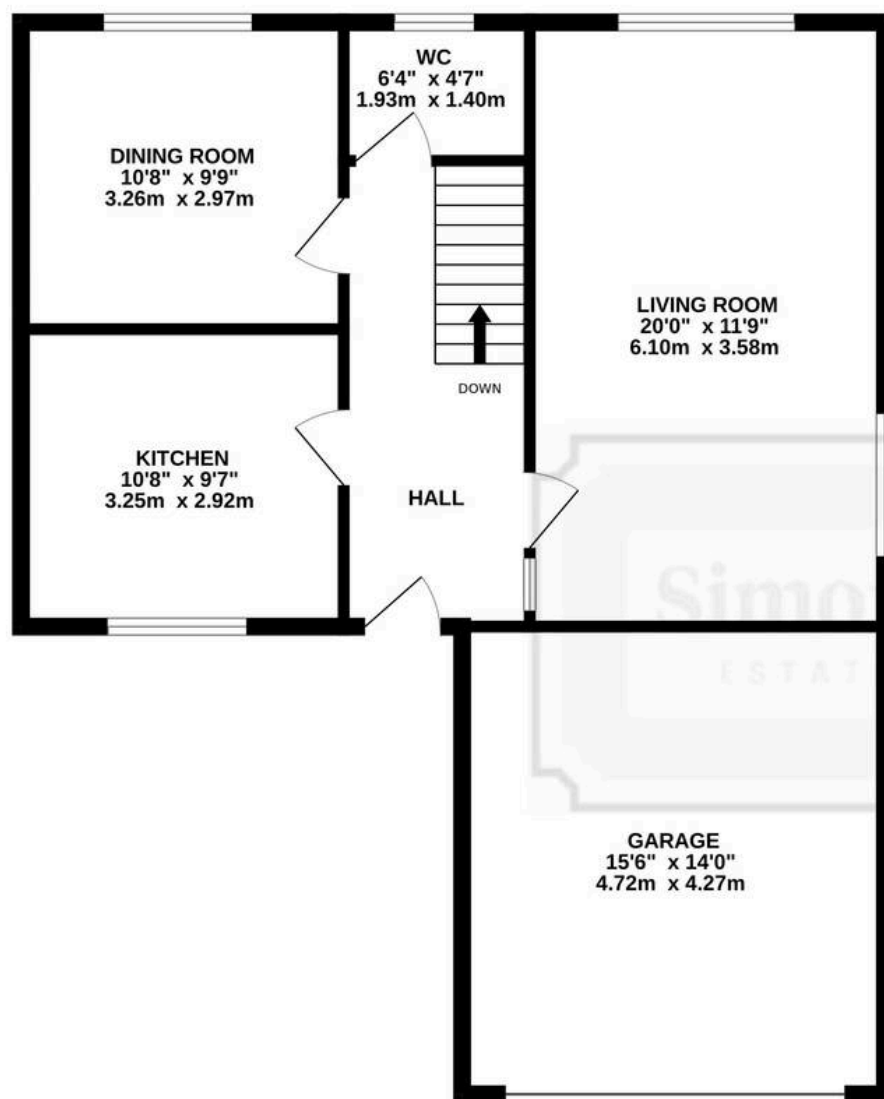




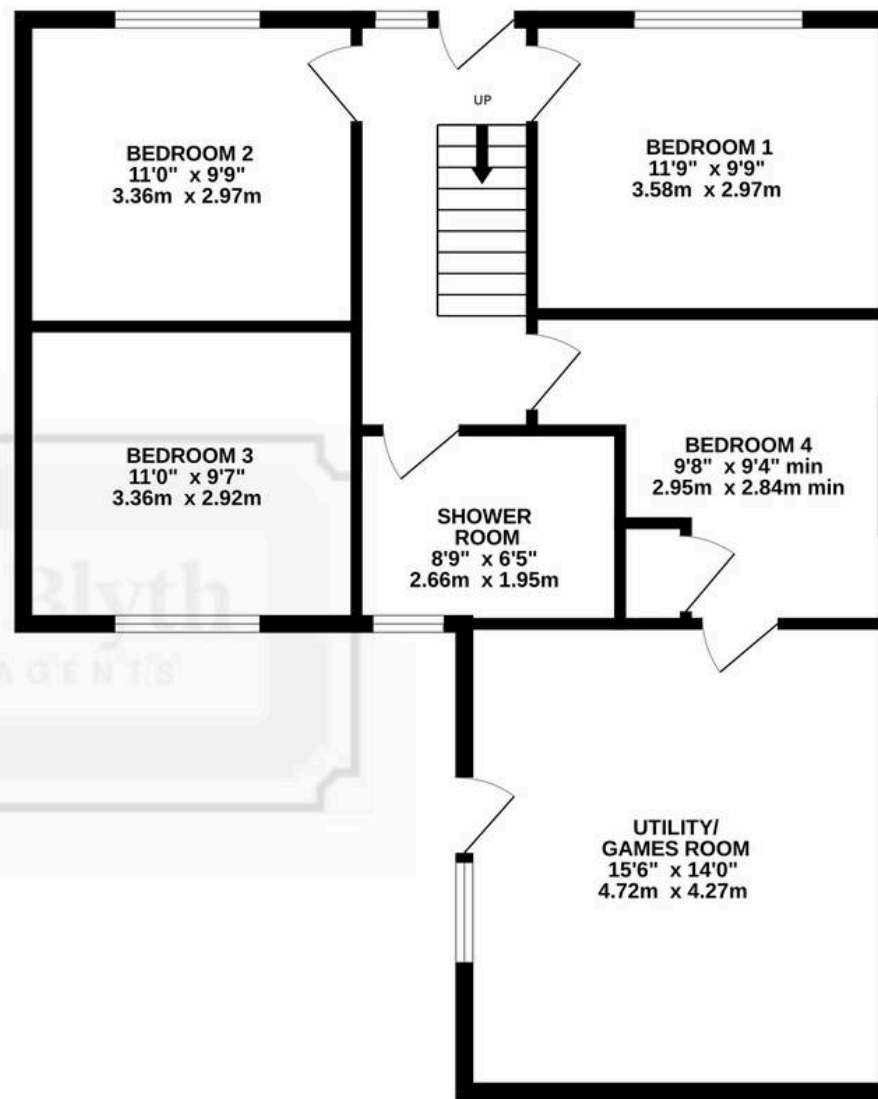
11 Talbot Avenue, Huddersfield
Huddersfield

Offers in Region of **£395,000**

GROUND FLOOR



GARDEN LEVEL



TALBOT 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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11 Talbot Avenue

Huddersfield, Huddersfield

Available with vacant possession and no onward chain is this four bedroom detached house situated on this desirable and well regarded tree lined avenue with a lovely south facing rear garden.

The property is well placed for the commuter, just a short drive from J24 of the M62 and with local shopping facilities in neighbouring Lindley including shops, restaurants and bars together with good local schools. There is a gas central heating system, pvcu double glazing, security alarm and briefly comprising ground floor entrance hall, WC, large living room, separate dining room and fitted kitchen. A staircase leads down to garden level where there is a hallway where there is four bedrooms which leads to a versatile room directly below the garage. There is also a shower room. Externally there is a double width tarmac providing off road parking for four cars as well as a large garage, there is a terraced rockery to the front and south facing rear garden with patio areas, lawn, green house, planted trees, flowers and shrubs.





Entrance Hall

15' 0" x 6' 3" (4.57m x 1.91m)

This has a hardwood timber panelled and glazed door, there are two ceiling light points, ceiling coving, loft access and to one side a staircase leads down to the bedrooms at garden level. From the hallway access can be gained to the following rooms..-

Downstairs WC

6' 4" x 4' 7" (1.93m x 1.40m)

With ceiling light point, ceiling coving, frosted pvcu double glazed window, central heating radiator, fitted storage cupboards and having suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush WC with concealed system.

Living Room

20' 0" x 11' 9" (6.10m x 3.58m)

As the dimensions indicate this is a spacious reception room which is via a timber and frosted glazed door from the entrance hall and adjacent to this there is a frosted glazed window, there is a large pvcu double glazed window to the rear elevation looking out over the south facing garden. There is also additional natural light from a pvcu double glazed window to the side. There is ceiling coving, three wall light points, two central heating radiators and as the main focal point of the room there is a fireplace with timber surround, tiled inset and home to a coal effect gas fire which rests on a tiled hearth.



Kitchen

10' 8" x 9' 7" (3.25m x 2.92m)

This has a pvcu double glazed window looking out over the front garden, there is a timber panelled ceiling with two ceiling light points, central heating radiator and fitted with a range of light oak faced base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, there is an inset single drainer stainless steel sink with chrome mixer tap, four ring gas hob with extractor hood over, electric double oven, glazed display cupboard with glass shelving and under counter space for appliances.

Dining Room

10' 8" x 9' 9" (3.25m x 2.97m)

This is situated to the rear of the property and has a lovely aspect over the south facing garden through a pvcu double glazed window. There is a ceiling light point, ceiling coving, central heating radiator and serving hatch to the kitchen.

Garden Level

Hallway

With hardwood timber and glazed door with adjacent sealed unit double glazed window, this gives access to the rear garden, there are two ceiling light, central heating radiator and from here access can be gained to the following rooms..-





Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)

This has pvcu double glazed window looking out over the south facing rear garden, there is a ceiling light point, ceiling coving and central heating radiator.

Bedroom Two

11' 0" x 9' 9" (3.35m x 2.97m)

This is situated adjacent to bedroom one and enjoys a similar aspect through a pvcu double glazed window, there is a ceiling light point, central heating radiator and fitted furniture including cupboards, wardrobes, shelving, drawers and dressing table.

Bedroom Three

11' 0" x 9' 7" (3.35m x 2.92m)

With pvcu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and fitted furniture across one wall comprising wardrobes, cupboards and dressing table with drawers beneath.

Bedroom Four

9' 8" x 9' 4" (2.95m x 2.84m)

With pvcu double glazed window to the side elevation, ceiling light point, ceiling coving, central heating radiator, louvered door cylinder cupboard and having a fitted desk with drawers beneath, shelving above and high level storage cupboards. To one side three steps lead down to the utility/games room. This versatile room could be adapted to suit the individuals needs and currently has a fitted single drainer stainless steel sink with cupboards beneath, there are fitted shelves and drawers, wall mounted worcester gas fired central heating boiler, two ceiling light points and a pvcu double glazed window and adjacent timber and glazed door giving access to the front garden.



Shower Room

8' 9" x 6' 5" (2.67m x 1.96m)

With a frosted pvcu double glazed window, ceiling light point, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and wet area with glazed panel to one side and chrome shower fitting.

Garden

To the front of the property there are planted beds to the right hand side of the driveway with trees, flowers and shrubs. A short flight of steps rises to a pathway leading to the front door and adjacent to this there are steps leading down to the front garden with a terraced rockery which has planted trees, flowers and shrubs. From here there is a door giving access to the utility/games room beneath the garage together with an outside cold water tap. A pathway leads down the left hand side giving access to a lovely south facing garden which has a flagged and gravelled patio, beyond this there is a shaped lawned garden with planted trees, flowers and shrubs, a timber trellis arch then leads to a further garden area which would make a lovely vegetable garden, a greenhouse along with planted shrubs and soft fruit bushes.

Garage

To the front of the property there is a double width tarmac driveway which provides off road parking for four cars, this in turn leads to the garage. Garage is 15'6" x 14' As the dimensions indicate this is generously proportioned and has an electric up and over door, frosted pvcu double glazed window to the side elevation, power, light and outside cold water tap.





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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Monday to Friday – 8:45 am to 5:30 pm

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



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