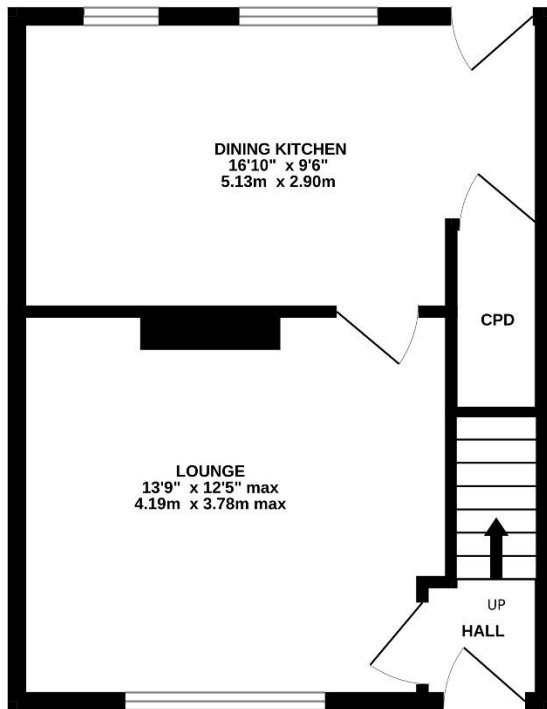


Simon Blyth
ESTATE AGENTS

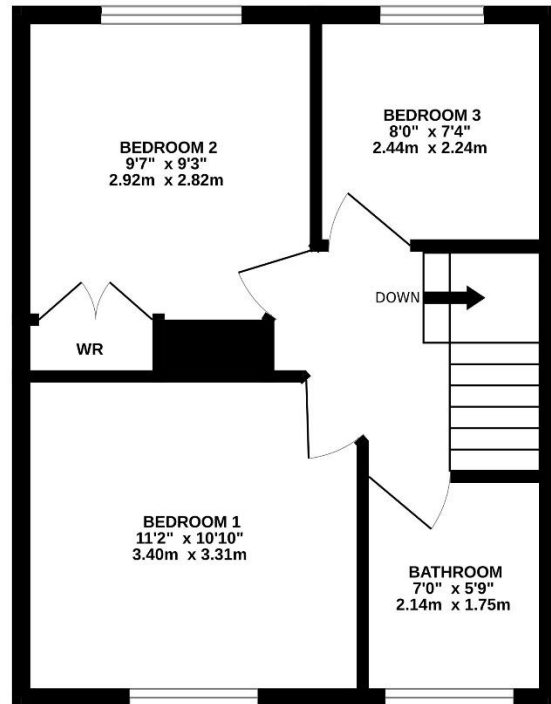


WEST AVENUE, HONLEY, HD9 6HF

GROUND FLOOR



1ST FLOOR



WEST 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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PROPERTY DESCRIPTION

A WELL-POSITIONED ATTRACTIVE THREE-BEDROOM HOUSE JUST OUTSIDE OF HONLEY CENTRE. HAVING A PLEASANT GARDEN TO THE FRONT AND A PARTICULARLY LARGE, ENCLOSED LAWN GARDEN TO THE REAR WITH UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. THE HOME ENJOYS A FULL WIDTH DINING KITCHEN OVERLOOKING AND GIVING ACCESS STRAIGHT OUT TO THE REAR GARDENS, A GOOD-SIZED LOUNGE, THREE BEDROOMS AND AN ATTRACTIVE BATHROOM. BUILT OF A HIGH QUALITY AND VERY NEAR LOCAL AMENITIES INCLUDING SHOPS, PUBS, SCHOOLS AND THE LIKE. THIS HOME OFFERS EXCEPTIONAL VALUE FOR MONEY.

Offers Around £220,000

ENTRANCE

Entrance door with inset glazing gives access through to the entrance vestibule. This has an inset matwell and ceiling light point, stylish door leads through to the lounge.

LOUNGE

Measurements – 13'9" x 12'5" max

This with a lovely view out over the property's front gardens courtesy of a bank of three stone mullioned windows has a central ceiling light point and provision for wall mounted television. The room had a fireplace installed, this was with a gas back boiler that has now been moved up into the loft area and therefore provision is available for a fire if so desired to the side of the chimney breast. With attractive display shelving and the room has attractive flooring. The doorway leads through to the dining kitchen.





DINING KITCHEN

Measurements – 16'10" x 9'6"

This, as the photograph and floor layout plan suggest, is of a good size. It has three windows, overlooks the property's superb rear gardens. There is a doorway giving access out to the rear gardens. The room has a timber boarded ceiling with spotlighting, attractive timber effect flooring, units at both the high and low level with the large amount of working surfaces, inset one-and-a-half-bowl stainless steel sink unit with mixer tap over, stainless steel and glazed fronted oven with four ring gas hob, splash back and stainless steel extractor fan. The room also has plumbing for an automatic washing machine and space for fridge freezer. A doorway gives access to a very large and useful under stairs storage cupboard.

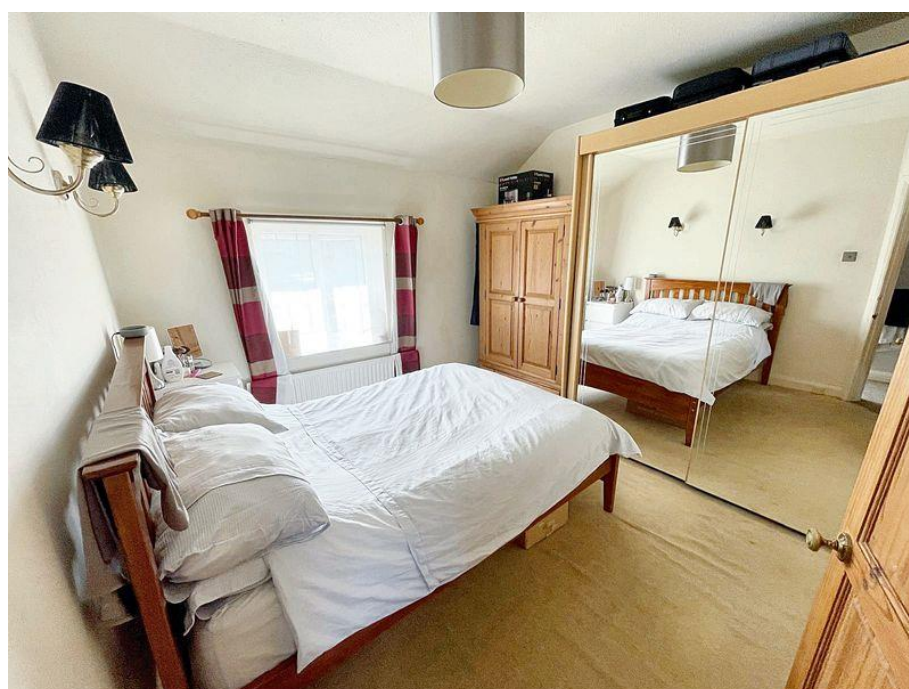


FIRST FLOOR LANDING

From the entrance hall the staircase rises to the first-floor landing. This is of a good size and has a loft access point. A doorway leads through to bedroom one.

BEDROOM ONE

Measurements – 11'2" x 10'10"
A pleasant double room positioned to the front with an attractive window, two wall light points and central ceiling light point.



BEDROOM TWO

Measurements – 9'7" x 9'3"

Position to the rear with a lovely view out of the property's gardens. This has a bank of inbuilt wardrobes with storage cupboards above and timber boarded floor.



BEDROOM THREE

Measurements – 8'0" x 7'4"

Once again, a good size single room with timber boarded floor, central ceiling light point and an attractive view out over the property's rear gardens.

BATHROOM

Measurements – 7'0" x 5'9"

The property's bathroom is fitted with a three-piece-suite in white comprising pedestal wash hand basin, low level w.c., bath with shower screen and Triton shower over, obscure glazed window, tiling where appropriate, dado panelling elsewhere and inbuilt storage / linen cupboard.



EXTERNAL

The property occupies a lovely position just outside of the village centre and has a wrought iron gate with stone gate post giving access to the pathway leading up to the front entrance door. There is a good-sized shaped lawn with mature shrubbery and trees and flowering borders. Should be noted that the property also has a stone wall to the frontage and the neighbouring properties have removed said wall to provide off-street parking. This could be an option for the future purchaser.

REAR EXTERNAL

To the rear there is an extensive amount of garden, which includes paved patio / sitting out area which has attractive fencing to either side. A right of way exists across this for neighbouring properties access. Further fencing gives access via a gate through to the large, enclosed garden. This has well established boundaries, attractive hedging, a mature tree and a well-sized garden shed in need of some repair.





ADDITIONAL INFORMATION

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees
Council tax band – B

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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of

a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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