



## 5 Holmcliffe Avenue

Newsome, Huddersfield, HD4 7RJ

**£230,000**



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Offered for sale with no upward chain, is this four bedroom semi detached dormer bungalow. Whilst the property is in need of modernisation, it has huge potential to be a lovely home, offering generous accommodation throughout. The property comprises: an entrance hallway, living room, kitchen, dining room, hallway, bathroom and four double bedrooms. Externally benefitting from a front and rear lawned garden, large driveway and a detached garage. The property is situated in a quiet and popular residential area, with good surrounding schools, close to local amenities and close to the M62 motorway network for those who need to commute. Viewings are highly recommended to appreciate the property's true potential.

## Entrance Hallway

Providing access to the ground floor accommodation, with a wooden staircase leading to the first floor. Benefitting from an under stairs storage cupboard.

## Living Room

A light and airy living room of good size, with bay windows to the front aspect. The focal point of the room is an electric fire, with a marble surround.

## Kitchen

The kitchen has tiled walls, matching wall and base units and a stainless steel sink and drainer. Comprising: a new world cooker, four ring gas hob and an extractor fan. With a window to the front aspect.

## Dining Room

Ample space to dine, with a window to the rear aspect.

## Hallway

Providing access to the first floor accommodation, benefitting from storage in the eaves.

## Bedroom One

Entering through a sliding door, is a spacious double bedroom, including fitted wardrobes. With a window to the side elevation.

## Bedroom Two

Situated on the ground floor, is a good sized double bedroom. With a window to the rear elevation.

## Bedroom Three

A double bedroom, with a window to the side elevation.

## Bathroom

A well presented, fully tiled bathroom comprising: a WC, hand basin and bath. With glass panel cupboards, holding the Worcester Combi boiler. The bathroom has a spotlight ceiling and frosted windows to the front and side elevation.

## External

Externally, to the front of the property there is a lawned garden, a long driveway and a detached garage. To the rear of the property is a lawned garden.



## Road Map



## Hybrid Map



## Terrain Map

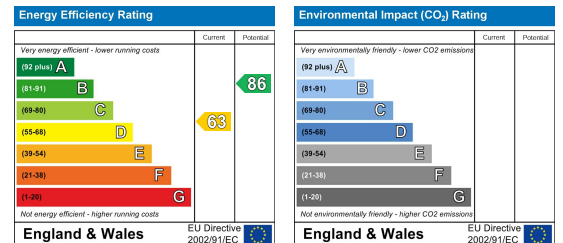


## Floor Plan

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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