



## 74 Woodedge Avenue, Huddersfield, HD5 9UX

Offers In The Region Of £170,000

This spacious and well-appointed semi-detached property is sure to generate considerable interest and will undoubtedly appeal to family buyers seeking both comfort and convenience. Boasting three generously sized bedrooms, along with a versatile loft room, this home provides ample space for growing families. The property also features a light-filled garden room, under-house storage, a charming conservatory, and beautifully landscaped gardens.

\*The property 74 Woodedge Avenue, Huddersfield, HD5 9UX is to be sold by auction.\*

Any interested parties wishing to arrange a viewing or submit an offer prior to the auction are invited to contact Reloc8 Estate Agents on 01484 428 336.

Reloc8 Estate Agents  
17 Paul Lane, Flockton Moor, WF4 4BP  
Tel: 01484 428 336

Auctioneers Note - This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

This spacious and well-appointed semi-detached property is sure to generate considerable interest and will undoubtedly appeal to family buyers seeking both comfort and convenience. Boasting three generously sized bedrooms, along with a versatile loft room, this home provides ample space for growing families. The property also features a light-filled garden room, under-house storage, a charming conservatory, and beautifully landscaped gardens. The outdoor area includes a decked patio perfect for relaxation and entertaining, offering a tranquil woodland aspect. Additionally, there is a private driveway, making it an ideal choice for those seeking both practicality and style. The home is full of delightful surprises, promising a living experience that's both comfortable and functional.

Nestled in the heart of Dalton, just one mile east of the vibrant town centre, this property enjoys a prime position between Moldgreen and Kirkheaton. Dalton is situated in a picturesque valley, surrounded by expansive farmland, offering a peaceful and scenic backdrop. Despite its rural charm, the area is well-connected with excellent transport links to nearby villages and towns, ensuring that all the amenities you need are within easy reach.

The location is particularly attractive to a wide range of buyers due to its proximity to Tandem Retail Park, which provides a fantastic selection of supermarkets, retail outlets, and other essential services. The Fitness gym is also just a short distance away, as is Ravensknowle Park-perfect for outdoor activities and leisurely strolls. Moreover, the property offers superb access to the M62 motorway network, making commuting a breeze.

Internally, the home is finished to a high specification, featuring modern fixtures and fittings throughout, with a neutral colour scheme that complements a wide range of personal tastes. The property has been carefully maintained and is presented in excellent condition, ready for immediate move-in. There's nothing left to do but unpack and start enjoying all that this lovely home has to offer.

Given the exceptional accommodation, prime location, and family-friendly features, an early viewing is highly recommended to fully appreciate the true potential of this wonderful property.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

