



Tennyson Avenue | | Huddersfield | HD3 3ZY

Asking price £345,000



SHERIDAN
BAILEY
PROPERTY

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Available with vacant possession so no upward chain, this 3 bedroom detached home is ready to move into. Well presented property located in a cul-de-sac position on this popular residential development in Lindley briefly comprises, entrance hall, living room with French doors leading out to rear patio and garden, modern kitchen with granite worksurfaces and range of integrated appliances, dining room/home office, downstairs WC and door to integral garage with utility area. On the first floor there are two double bedrooms (1 ensuite) both with fitted wardrobes, single bedroom/home office and a modern family bathroom. The surprise feature and added benefit to this property is the door off the landing opening into a staircase to full height and full boarded loft area.

Externally the property benefits from remote control roller shutter single integral garage, double driveway and lawned gardens to front and rear with side access. Good sized flagged patio to the rear, perfect for entertaining and a further decked patio.

- Vacant Possession / No upward chain
- Useful Utility space within garage
- Large boarded loft space
- HIVE heating
- 2 reception rooms
- Cul de sac position
- EV Charging point

Entrance Hall

Front door opens up into a welcoming and good sized Entrance Hall. Laminate wood effect flooring. Door off to Integral Garage & Utility space.

Living Room

12'0" x 11'10" (3.66m x 3.61m)

Light and bright Living Room with French doors opening out onto south facing rear patio and gardens. Ample space for sofas and living room furniture.

Dining Room / Home Office

8'10" x 9'11" (2.69m x 3.02m)

The property benefits from a second reception room offering future owners flexible accommodation options. This room is suitable as a Dining Room, Home Office or Playroom. Another bright room with window to front elevation. Door off to understairs store

Kitchen

8'7" x 10'10" (2.62m x 3.30m)

Contemporary Kitchen comprising a range of hi gloss wall and base units with granite worktops over. Integrated appliances include dishwasher, double electric oven, 4 ring induction hob with remote control extractor and light over, built in eye level microwave, fridge, Belfast style sink and drainer with QUOOKER tap over. Ample cupboard and storage space with back lit display units. The Kitchen also benefits from a tall 3 door larder/pantry unit. Door to rear garden and window to rear elevation.





Downstairs WC

Useful ground floor WC comprising, low level WC, vanity wash handbasin and extractor.

Integral Garage / Utility area

Door off Hallway to Integral Garage with Utility area with plumbing for washing machine and dryer, Base unit with worktop over with sink and drainer. A great space with ample space for more cupboards and storage space. Remote control roller shut door to garage, power and lighting.

Staircase to First Floor Landing

Master Bedroom Ensuite

11'8 x 10'6 (3.58m x 3.20m)

Good sized double bedroom with triple fitted wardrobes. Window to front elevation.

Ensuite comprises, walk in double shower with rainfall showerhead, low level WC, wash handbasin and chrome heated towel rail. Frosted window to side elevation

Bedroom 2

13'3 x 8'0 (4.04m x 2.44m)

Good sized double bedroom with triple fitted wardrobes and fitted storage over bed space. Window to rear elevation and views.

Bedroom 3 / Home Office

7'5 x 10'10 (2.26m x 3.30m)

Good sized single bedroom -suitable as Bedroom 3 or Home Office. Window to rear elevation.

Bathroom

Lovely bathroom comprising "P" shaped bath with shower over and rainfall shower-head with glass shower screen, WC, wash handbasin, chrome heated towel rail. Large mirror over bath and storage space. Frosted window to rear elevation.

Loft/Attic space

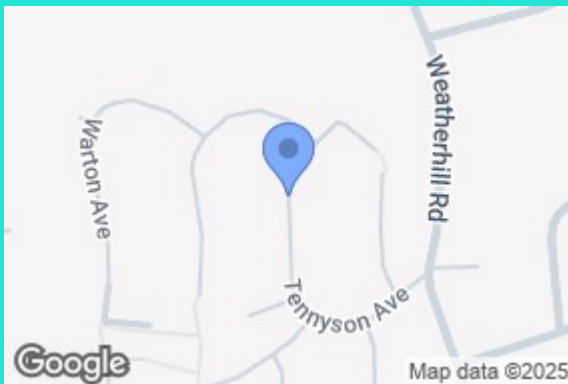
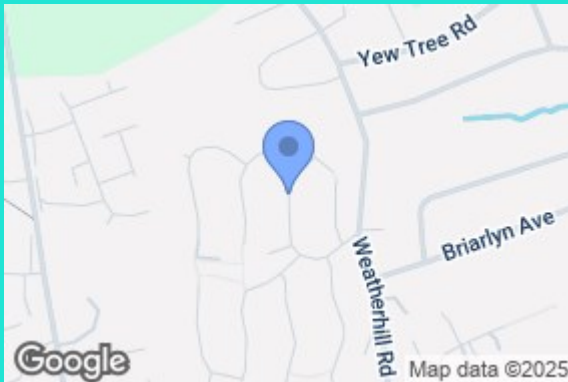
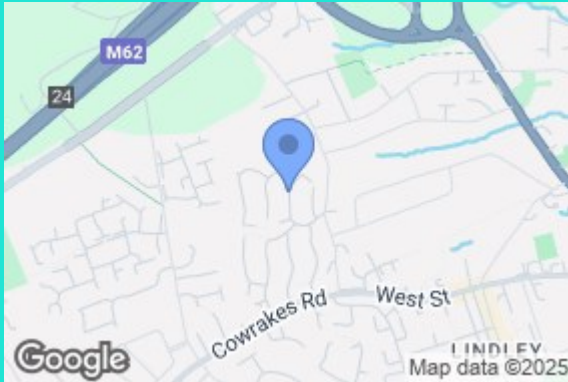
The property benefits from surprise attic space. Door off landing opens into space saving staircase leading to fully boarded full height loft space perfect for storage or possible conversion (subject to planning)

Outdoor Areas

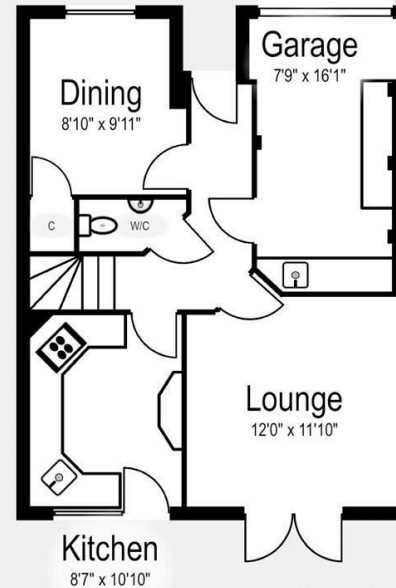
The property benefits from a double tarmac driveway and integral single garage with remote control roller shutter doors as well as EV charging point. The front garden is laid to lawn with borders and there is gated side access to both sides of the property leading to rear patio and garden. The rear garden is a lovely space for family time and entertaining alike. Great sized flagged patio area, perfect for BBQ's and garden furniture, and whilst the remaining garden is predominately laid to lawn there is a decked patio area at the rear of the garden providing a tranquil spot to sit. Large garden shed will remain, automated security lights and two outside power points.

Notes

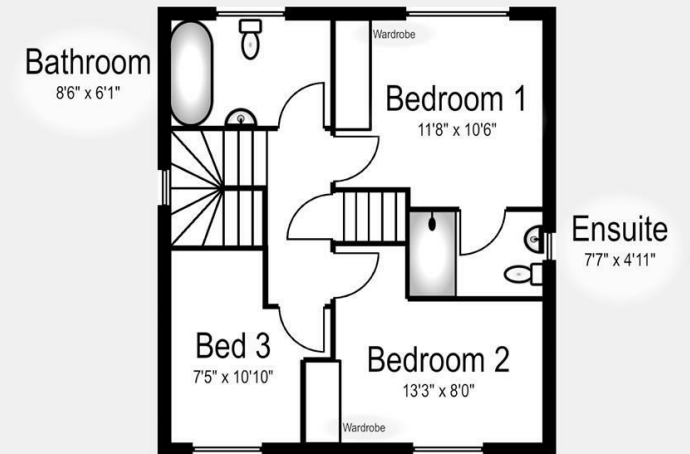
Leasehold property - Ground Rent currently £150pa and Service Charge for communal areas upkeep currently £99 6 monthly - please verify with Conveyancer



Front Ground

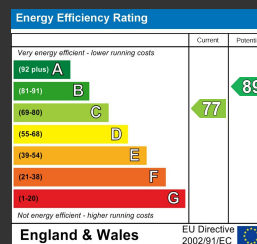


1st Floor



HD3 3ZY
Internal - 1021ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.



HALIFAX
West Yorkshire

01422 525285
hello@sheridanbaileyproperty.co.uk
sheridanbaileyproperty.co.uk