









welcome to

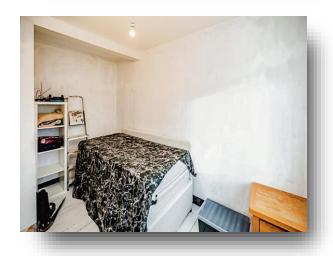
South Avenue, Fartown Huddersfield

This property has SPACIOUS living, double driveway and enclosed rear garden offering privacy with no overlookers. Newly fitted kitchen, freshly plastered and painted internal rooms alongside being within quick access to transport links and local amenities.













Property Details Ground Floor Side Entrance

Side door leading to hallway with doors to reception room and kitchen. Stairs to first floor.

Lounge

13' 9" x 10' 9" (4.19m x 3.28m)

Spacious reception room having wood flooring and warmed by a composite gas fire and a central heating radiator. Double glazed bay window overlooks the front.

Kitchen

8' 6" x 13' 9" (2.59m x 4.19m)

Spacious kitchen having a range of fitted base and wall units with contemporary work surfaces. Integrated gas oven and induction hob. Space for American style fridge freezer and washing machine. Sink unit with extendable rinser mixer tap. Three double glazed windows one to the side and two to the rear. Double glazed patio doors lead to the rear garden.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 2" to bay x 13' 8" (3.40m to bay x 4.17m) Spacious double bedroom having wood flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

Bedroom Two

7' 1" x 11' 8" (2.16m x 3.56m)

Good sized double bedroom having wood flooring. Double glazed window overlooks the rear.

Bathroom

Bathroom suite comprising bath with shower over and glass shower suite, low flush WC and wash hand basin. Having fully tiled walls and flooring. Double glazed window with frosted glass to the rear.

External

Paved frontage/driveway enclosed by fencing with path leading to the rear. To the rear is a patio are being enclosed with fence.





welcome to

South Avenue, Fartown Huddersfield

- WAS £140,000 REDUCED TO £130,000
- Being Recently Plastered and Painted Throughout
- Newly Fitted Kitchen
- Real Wood Flooring
- Double Driveway
- Privately Enclosed Rear Garden

Tenure: Leasehold EPC Rating: C

offers in the region of

£130,000





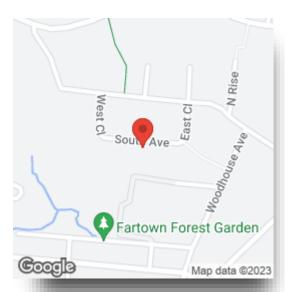
view this property online williamhbrown.co.uk/Property/HDF114659

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref: HDF114659 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property





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