



**South Avenue, Fartown, Huddersfield HD2 1BY**

**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 area being enclosed with fence.



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## 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**



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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

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Please note the marker reflects the postcode not the actual property



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