



Rowlands Avenue, Dalton Huddersfield HD5 9YA

welcome to

Rowlands Avenue, Dalton Huddersfield

A rare opportunity to purchase a fabulous semi-detached home located on a peaceful road with off-road parking, gardens and spacious rooms. With scope for renovation, this property would be ideal for those looking to settle in a quiet yet convenient location and put their own stamp on.



Ground Floor Entrance Hall

Front door leading to a carpeted hallway with stairs to first floor.

Lounge

14' 7" x 12' 6" into recess (4.45m x 3.81m into recess)
Spacious carpeted reception room warmed by an electric fire plus electric storage heater. Double glazed box bay window overlooks the front.

Dining Room

10' x 11' 4" (3.05m x 3.45m)
Good sized reception room with carpeted flooring and warmed by an electric storage heater. Double glazed window overlooks the rear.

Kitchen

11' 4" x 5' 5" (3.45m x 1.65m)
Good sized kitchen fitted with base and wall units with contemporary worksurfaces and tiled splashbacks. Space for an electric cooker and hob, washing machine and under counter fridge. Sink unit with drainer. Having carpeted flooring, door to pantry cupboard housing meters, external door and double glazed window to the rear.

First Floor Landing

Doors to bedrooms and bathroom. Having loft access which is insulated, carpeted flooring, electric radiator and a double glazed window to the side.

Bedroom One

12' 2" x 14' 7" (3.71m x 4.45m)
Superb sized double bedroom with two integrated wardrobes. Having carpeted flooring, two double glazed windows overlook the front and one to the side.

Bedroom Two

9' 5" x 11' 11" (2.87m x 3.63m)
Good sized double bedroom with integrated cupboards one with hot water tank. Having carpeted flooring and a double glazed window which overlooks the rear.

Bathroom

Bathroom suite comprising bath, low flush WC and wash hand basin. Having part tiled walls, carpeted flooring, extractor, electric heater and a double glazed window with frosted glass to the rear.

External

To the front is a lawned garden and gated driveway leading to the rear enclosed by fencing and wall. To the rear is a good sized lawned garden with paved patio area, shrubbery and base for greenhouse all enclosed by fencing.



view this property online williamhbrown.co.uk/Property/HDF115907



welcome to

Rowlands Avenue, Dalton Huddersfield

- Semi Detached Home Situated In An Idyllic and Peaceful Location
- Close To Schools and Amenities
- Scope For Renovation
- Off Road Parking
- No Onward Chain

Tenure: Freehold EPC Rating: E

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF115907](https://www.williamhbrown.co.uk/Property/HDF115907)



Property Ref:
HDF115907 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)