



**Dartmouth Avenue, Almondbury, Huddersfield HD5 8UP**



**welcome to**

**Dartmouth Avenue, Almondbury Huddersfield**

This is a well loved and cared for family home in a village location close to lots of local amenities & travel links. It is ideally located for M62 & M1 commuters who want a detached residence without the city price tag. It is move in condition & ready for the new owners to put their own stamp on it.



## Ground Floor

### Entrance

Front door leading to a superb spacious carpeted hallway warmed by a central heating radiator. With stairs to first floor and door to an understair storage cupboard.

### Cloakroom

Being fully tiled with low flush WC and wash hand basin with mixer tap. Window with frosted glass to the side.

### Lounge

10' 11" x 22' 3" ( 3.33m x 6.78m )

Beautifully sized reception room is flooding with plenty of natural light from the double glazed patio doors to the conservatory and the double glazed window to the rear. Warmed by a gas fire with fireplace, tiled back and marble hearth plus two central heating radiators. The room has carpeted flooring.

### Dining Room

14' 11" x 8' 6" ( 4.55m x 2.59m )

Spacious dining room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Kitchen

8' 11" x 14' 11" ( 2.72m x 4.55m )

WOW, just when you thought the property could get anymore amazing. This sizeable kitchen is the perfect place to rustle up your favourite meals and entertain guests. Fitted with a range of cream fronted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven, grill and hob with extractor over plus integrated dishwasher. Space for fridge freezer, washing machine and dryer. One and a half bowl sink unit with drainer and swan neck tap. Double glazed window overlooks the lawned garden. Door to side of the property.

## Conservatory

14' 8" x 9' 6" ( 4.47m x 2.90m )

Perfect room for those warmer months being fully double glazed with carpeted flooring and a central heating radiator to keep the chill at bay. Double glazed doors open out onto a decked seating area overlooking the lawned garden.

## First Floor Landing

Being carpeted with double glazed window and loft access via a pull down ladder leading to a part boarded loft space.

## Bedroom One

14' 3" x 11' 7" ( 4.34m x 3.53m )

Superbly spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## Bedroom Two

10' 5" x 10' 6" ( 3.17m x 3.20m )

Good sized 2nd bedroom with spacious for either a double or two singles. With carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## Bedroom Three

8' 8" x 10' 3" ( 2.64m x 3.12m )

Third bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## Bedroom Four

8' 8" x 11' 7" ( 2.64m x 3.53m )

Forth and final bedroom with integrated cupboard, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## Bathroom

Good sized bathroom comprising bath with hand held shower and a separate corner shower cubicle with waterfall shower. Concealed low flush WC and wash hand basin with mixer tap. Being fully fitted with ceiling spotlights, heated towel warmer/radiator and a double glazed frosted window to the rear.

## Garage

33' 8" x 8' 9" ( 10.26m x 2.67m )

Fantastic sized garage with up and over door and power. There is an opening to the utility area.

## External

To the front of the property is a beautiful lawned garden with flower beds, paved paths and paved driveway.

To the rear of the property again is a beautiful, well maintained lawned garden with high hedges, flower borders and a bird bath feature. There is a decked seating area and greenhouse.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

## Dartmouth Avenue, Almondbury Huddersfield

- Great Family Home That Will Suit Buyers Of All Ages
- Great Location In A Sought After Village
- Great Move In Condition
- Great Plot with Great Gardens & Double Tandem Garage
- Just A Great Must See Property With No Onward Chain

Tenure: Freehold EPC Rating: D

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116228 - 0005

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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.



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