

New Avenue, Kirkheaton, Huddersfield HD5 0JD

# welcome to

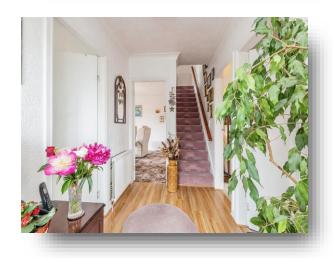
# **New Avenue, Kirkheaton Huddersfield**

Lovely and well maintained three bedrooms semi overlooking fields with two spacious reception rooms. Driveway leading to garage with storeroom, front and rear established gardens.













### Ground Floor Entrance

Double glazed double door open to a good sized hallway with stairs leading to the first floor.

## Lounge

11' 7" x 14' 11" ( 3.53m x 4.55m )

Superbly spacious reception room with double glazed patio doors opening to the garden and carpeted flooring. There is a separate door to a storage cupboard.

## **Second Lounge**

14' 11" x 11' 6" ( 4.55m x 3.51m )

Superbly spacious second reception room warmed by a gas fire with marble back and hearth. There is also a central heating radiator and carpeted flooring. Double glazed window overlooks the front.

#### Kitchen

11' 7" x 7' 1" ( 3.53m x 2.16m )

Fitted with a range of white fronted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven, grill and hob with extractor over. Space for washing machine, dishwasher, under counter fridge and freezer. With vinyl flooring and a double glazed window to the front.

### **Shower Room**

Step in shower cubicle, low flush WC and wash hand basin with vanity cupboard. With part tiled walls, tiled flooring, central heating radiator and a double glazed window to the rear.

### **First Floor Landing**

Good sized airing cupboard.

#### **Bedroom One**

12' 4" x 11' 2" into wardrobe ( 3.76m x 3.40m into wardrobe )

Spacious double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear with views over allotments and fields plus another double glazed window to the side.

#### **Bedroom Two**

14' 2" x 9' 1" ( 4.32m x 2.77m )

Second good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the side. Velux window to the front.

#### **Bedroom Three**

7' 6" x 8' 5" ( 2.29m x 2.57m )

Good sized room with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear.

#### Wc

Wash hand basin and low flush WC. Velux window.

#### **External**

Externally, is a good sized front garden which is well establish with planting beds, beautiful private rear garden with patio and turf, surrounding planting beds, two apple trees, bay trees and cherry trees alongside a variety of flowers and bushes. The garage has two sections with parking available with electric roller door and rear door accessed separate for garden storage.





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# **New Avenue, Kirkheaton Huddersfield**

- Private and Quiet Location
- Overlooking Fields
- Electric Roller Door Garage and External Storeroom
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

offers over

£220,000







Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

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01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN



williamhbrown.co.uk

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