



**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 established 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.



**view this property online** [williamhbrown.co.uk/Property/HDF116646](http://williamhbrown.co.uk/Property/HDF116646)



welcome to

## 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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF116646](http://williamhbrown.co.uk/Property/HDF116646)



Property Ref:  
HDF116646 - 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.

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](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**