



Elmfield Avenue, Huddersfield HD3 4SQ



welcome to

Elmfield Avenue, Huddersfield

This well-presented home ticks all the boxes for those looking for spacious rooms, ample garden space and to be close to local amenities, public transport links and schools. With an additional utility room and an open-plan lounge/diner, making this a fabulous investment opportunity.



Ground Floor

Entrance

Front door leading to hallway with laminate flooring and warmed by a central heating radiator. Stairs lead to the first floor.

Lounge

13' 3" max x 19' 1" (4.04m max x 5.82m)

Superbly spacious reception room with laminate flooring and warmed by an electric fire plus two central heating radiators. Two double glazed windows to the front and rear.

Kitchen

8' 1" max x 13' 3" max (2.46m max x 4.04m max)

Generous sized kitchen with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor hood and integrated dishwasher. Space for fridge freezer. Two sink bowls. Door to pantry cupboard. Double glazed window to the rear.

Utility Room

4' 2" x 9' 3" (1.27m x 2.82m)

With sink unit, space for washing machine. Radiator, tiled floor and double glazed window to the side.

First Floor Landing

With carpeted flooring and a double glazed window to the side. Access to insulated loft space.

Bedroom One

6' 4" plus recess x 9' 10" (1.93m plus recess x 3.00m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

9' max x 14' 1" max (2.74m max x 4.29m max)

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

Bedroom Three

13' 4" x 9' 9" (4.06m x 2.97m)

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

Bathroom

Bathroom suite comprising P-shaped bath with shower over and curved shower screen. With marble effect tiled flooring, part tiled walls, central heating radiator and a window to the rear.

Separate Wc

Low flush WC and window to the side.

External

Externally, the property has generous lawned garden space to all three sides and parking is freely available on the road just outside.



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welcome to

Elmfield Avenue, Huddersfield

- Situated In A Highly Sought After Location
- Investment Opportunity
- Close To Schools and Public Transport Links
- Well Presented Throughout - Spacious Rooms
- Additional Utility Room - Downstairs WC
- Garden To The Front and Rear

Tenure: Freehold EPC Rating: D

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116577 - 0003

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