



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



**welcome to**

**Dartmouth Avenue, Almondbury Huddersfield**

Perfect for families. Well presented, three bed, detached on an expansive plot with parking for multiple cars. Modern kitchen with integrated appliances leading to a family dining/living space that wraps around back to the kitchen. Front and rear gardens.



## Ground Floor

### Entrance

Front door leading to hallway with wood effect real wood flooring, central heating radiator and stairs to the first floor.

### Cloakroom

5' 1" x 4' 10" ( 1.55m x 1.47m )

Comprising concealed low flush wc and wash hand basin with vanity cabinets, real wood flooring, central heating radiator and a double glazed window.

### Lounge

16' 2" x 11' 9" ( 4.93m x 3.58m )

Superbly spacious lounge area with carpeted flooring and warmed by two modern vertical radiators. Double glazed sliding patio doors opens out to the garden whilst also providing the room with plenty of natural light. Opening to dining area.

### Dining Room

16' 8" x 11' 3" ( 5.08m x 3.43m )

Again, being superbly spacious with room for dining table and chairs. With carpeted flooring and warmed by a central heating radiator. The room is flooded with plenty of natural light. Feature frosted glass to the hallway.

### Kitchen

18' 8" x 8' 7" ( 5.69m x 2.62m )

Fantastic sized kitchen fitted with a range of white fronted base and wall units with contemporary work surfaces and breakfast seating area. Integrated appliances include an electric oven, grill and gas cooker with an extractor fan plus an integrated dishwasher. Space for an American style fridge freezer. Understairs storage cupboards. With real wood flooring, central heating radiator, two double glazed windows to the side plus door.

## First Floor Landing

With carpeted flooring and a window to the front.

### Bedroom One

12' 5" x 10' 10" ( 3.78m x 3.30m )

Spacious double bedroom with real wood flooring and a central heating radiator. Two double glazed windows overlook the rear and side.

### Bedroom Two

10' 11" x 10' 11" ( 3.33m x 3.33m )

Good sized double bedroom with real wood flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Three

9' 1" x 8' 1" ( 2.77m x 2.46m )

Good sized room with real wood flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## Bathroom

Bathroom suite comprising bath plus separate corner shower cubicle. Low flush WC, wash hand basin, heated towel warmer/radiator, ceiling spotlights, tiled walls and flooring plus a double glazed window to the side.

## External

To the front is a long driveway with space for multiple vehicles. There is a lawned patch to the front enclosed by shrubs and bushes. To the rear is a paved seating area and enclosed lawned garden.



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## Dartmouth Avenue, Almondbury Huddersfield

- Ideal For Families
- Modern Kitchen With Integrated Appliances
- Ground Floor W/C
- Private And Quiet Family Friendly Location

Tenure: Freehold EPC Rating: C

offers over

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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