



**Kennedy Avenue, Huddersfield HD2 2HH**

**welcome to**

**Kennedy Avenue, Huddersfield**

Ideal as a family home and located in highly sought-after Fixby, this fabulous semi-detached home on a generous plot is close to schools and the M62 networks. With off-road parking, a dining-kitchen and offered with no onwards chain. Ideal for those looking to put their own stamp on their new home.



### **Entrance**

Front door leading to entrance with integrated cupboard having hanging space, carpeted flooring and a central heating radiator.

### **Lounge**

11' 4" into recess x 16' 1" into bay ( 3.45m into recess x 4.90m into bay )

Superbly spacious reception room warmed by a gas fire and a central heating radiator. With carpeted flooring and a double glazed bay window to the rear.

### **Dining Room**

12' 3" plus bay x 11' 11" into recess ( 3.73m plus bay x 3.63m into recess )

Good sized second reception room with fireplace and central heating radiator, carpeted flooring and a double glazed round bay window to the front.

### **Kitchen**

15' 3" x 8' 7" max ( 4.65m x 2.62m max )

Superb sized kitchen fitted with a range of base and wall units with contemporary work surfaces. Integrated electric oven and gas hob with extractor hood. Space for fridge freezer and washing machine. With laminate flooring and a central heating radiator. Double glazed sliding doors to the rear plus double glazed window to the side.

### **First Floor Landing**

With carpeted flooring and a double glazed window to the side. There is also a loft hatch.

### **Bedroom One**

12' 3" plus bay x 12' 1" into recess ( 3.73m plus bay x 3.68m into recess )

Spacious double bedroom with integrated cupboard and wardrobe. Carpeted flooring and a central heating radiator. Double glazed round bay window overlooks the front.

### **Bedroom Two**

13' 5" x 11' 5" into recess ( 4.09m x 3.48m into recess )

Third superbly spacious double bedroom with integrated cupboard and wardrobe. Carpeted flooring and a central heating radiator. Double glazed window overlooks the rear.

### **Bedroom Three**

6' 5" x 8' 11" into doorway ( 1.96m x 2.72m into doorway )

Good sized room with integrated cupboards. Carpeted flooring and a central heating radiator. Double glazed window to the front.

### **Bathroom**

9' 3" x 8' 8" ( 2.82m x 2.64m )

Bathroom suite comprising bath and separate shower cubicle, low flush WC and wash hand basin. With laminate flooring, central heating radiator and a double glazed window to the rear.

### **External**

Externally, the property has fabulous garden space to both the front and the rear, and there is a tarmac driveway running alongside the house allowing for multiple cars to be parked off-road.



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welcome to

## Kennedy Avenue, Huddersfield

- Scope For Cosmetic Upgrade
- Substantial Plot Situated In A Highly Sought After Area
- Close To M62 Links and Schools
- Off Road Parking
- No Onward Chain
- Front and Rear Garden
- Generous Sized Rooms

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116793 - 0004

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