



**Cawthorne Avenue, Fartown, Huddersfield HD2 2QJ**

***welcome to***

**Cawthorne Avenue, Fartown, Huddersfield**

A brand new renovation, a spacious semi-detached home with gardens front and rear, a large dining-kitchen, two bathrooms and a utility room. Ideal for those upsizing and looking to settle in a sought-after location close to schools, amenities and transport links.





### **Living Room**

12' 8" x 13' 4" ( 3.86m x 4.06m )

Bright and spacious lounge with a double glazed window and half a bay window to the front. Laminate flooring, warmed by a central heating radiator.

### **Kitchen/Diner**

15' 8" min x 19' 3" max ( 4.78m min x 5.87m max )

Extremely spacious and modern kitchen with tiled floor, base and wall units with laminate work tops, Integrated gas hob, extractor hood, electric oven and fridge freezer. Sink with a mixer tap. Double glazed window and door to the rear, plus a skylight. Warmed by two central heating radiators.

### **Utility Room**

4' 9" x 15' 5" into kitchen ( 1.45m x 4.70m into kitchen )

Good sized space for storage, modernly decorated with tiled flooring. Space for washing machine and a skylight.

### **Bathroom**

Good sized room with a window to the front and heated towel rail. Low flush WC, extractor fan and a wash hand basin.

### **First Floor Landing**

Carpeted landing with a double glazed window to the side, access to insulated loft via loft hatch.

### **Bedroom One**

9' 6" x 11' 1" ( 2.90m x 3.38m )

Spacious double bedroom with a double glazed window to the rear. Warmed by a central heating radiator.

### **Bedroom Two**

9' 5" x 11' ( 2.87m x 3.35m )

Fabulous double bedroom with carpeted flooring, a double glazed window to the front. warmed by a central heating radiator.

### **Bedroom Three**

6' 1" x 8' 1" ( 1.85m x 2.46m )

Good sized bedroom with carpeted flooring, a double glazed window to the front, and warmed by a central heating radiator.

### **Bedroom Four**

7' 1" max x 12' 11" max ( 2.16m max x 3.94m max )

Good sized double bedroom with carpeted flooring, warmed by a central heating radiator. Two double glazed windows to the front and rear.

### **Bathroom**

Good sized modern bathroom with tiled floor, Heated towel rail, low flush WC, wash hand basin and bath with shower over. Double glazed window to the front.

### **External Front Garden**

Enclosed turfed front garden with gate to steps leading up to the house.

### **Rear Garden**

Enclosed rear garden, with concrete patio and lawn.

### **Agents Note**

Agents Note: The vendor is selling the Freehold title, which is pending registration at Land Registry. There is an associated leasehold title held of 999 years from 01/07/1993. Please make further enquires with the branch and seek guidance in respect of any lending requirements. Your conveyancer can advise you on this type of purchase and timeframes involved.



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## **Cawthorne Avenue, Fartown, Huddersfield**

- Brand New Renovation
- Highly Sought After Location
- Immaculate Throughout
- Gardens To The Front and Rear
- Spacious Dining Kitchen With Utility Room
- Close To Schools and Amenities
- Idyllic Family Home

Tenure: Leasehold EPC Rating: D

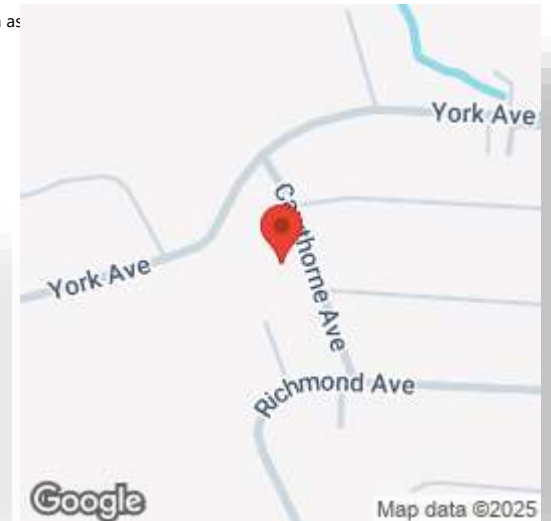
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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 in the region of

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117054 - 0007

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