



**Rowlands Avenue, Huddersfield HD5 9YA**

**welcome to**

**Rowlands Avenue, Huddersfield**

In highly sought-after Dalton on a peaceful road, close to schools, public transport and motorway networks, this spacious home is ideal for a growing family or an investment. With ample garden space, a dining-kitchen, off-road parking and an attic room. Ideal for those looking for space and convenience.



### Entrance Hall

Spacious entrance hall with laminate flooring, warmed by a central heating radiator.

### Lounge

12' 7" x 15' 8" to bay ( 3.84m x 4.78m to bay )

Bright and modern lounge with laminate flooring, warmed by an electric fire and a central heating radiator. With lots of natural light from a double glazed bay window to the front.

### Kitchen

9' 10" x 16' ( 3.00m x 4.88m )

Spacious family kitchen fitted with base and wall units with laminate work tops. Two double glazed windows and an external door to the rear. Laminate flooring, fitted integrated electric oven and gas hob, extractor hood. Plus a pantry cupboard with a double glazed window to the side. Space for under counter washing machine and stand alone fridge/freezer.

### First Floor

Carpeted landing with a double glazed window to the side.

### Bedroom One

8' 8" into wardrobe x 12' 3" ( 2.64m into wardrobe x 3.73m )

Good sized double bedroom with carpeted flooring, Fitted with integrated wardrobes and shelving. Warmed by a central heating radiator. With a double glazed window to the rear.

### Bedroom Two

9' 4" x 11' 8" max ( 2.84m x 3.56m max )

Good sized bedroom with a double glazed window to the front, with carpeted flooring. Warmed by a central heating radiator. Plus understair storage.

### Bedroom Three

6' 4" x 7' 2" ( 1.93m x 2.18m )

Good sized bedroom with carpeted flooring. With a double glazed window to the side providing natural light. Warmed by a central heating radiator.

### Second Floor

#### Bedroom Four

15' 9" x 8' 4" ( 4.80m x 2.54m )

Spacious attic room with eaves storage, two velux windows and carpeted flooring. Bright and modernly decorated.

### Bathroom

Good sized family bathroom with tiled flooring. With a double glazed window to the rear. Fitted with a shower cubicle and a bath, low flush WC and wash hand basin.

### External

#### Front Garden

Lawned front garden with a drive to the side, enclosed by walls.

### Rear Garden

Spacious garden perfect for families. The rest of the garden is lawned, with a patio area off the kitchen.



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## **Rowlands Avenue, Huddersfield**

- Offered with no onward chain
- Close to local schools
- Off-road parking
- Great as a first purchase or a Good investment opportunity
- Converted attic room
- Peaceful location
- Fabulous garden space

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 2.34

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1927. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116893 - 0004

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