

Kennedy Avenue, Huddersfield HD2 2HJ

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, two reception rooms and offered with no onwards chain. Ideal for those looking to put their own stamp on their new home.













Lounge

11' 6" x 10' 6" (3.51m x 3.20m)

Spacious lounge with lots of natural light from a large double glazed bay window to the front. With carpeted flooring and warmed by a central heating radiator. The room is open plan to the dining room providing the ideal space for families.

Kitchen

8' 7" x 7' 10" (2.62m x 2.39m)

Good sized kitchen fitted with a range of base and wall units with laminate worktops. With tile flooring, and a double glazed window to the rear. Lots of extra storage into a pantry cupboard. With space for fridge/freezer and undercounter dishwasher. Integrated electric oven and gas hob with extractor fan. Plus an external door leading onto the garden.

Dining Room

9' 8" x 14' 5" (2.95m x 4.39m)

Large dining room with ample space for six seater dining table and chairs. Warmed by a central heating radiator, with carpeted flooring and sliding doors to the lounge.

First Floor Bedroom One

14' 10" x 11' 3" (4.52m x 3.43m)

Spacious double bedroom with laminate flooring. Fantastic bay window to the front which provides lots of natural light to the space. Warmed by a central heating radiator.

Bedroom Two

12' 4" x 11' 4" (3.76m x 3.45m)

Another spacious double bedroom with laminate flooring. Warmed by a central heating radiator, with a double glazed window to the rear. Plus lots of extra storage into fitted wardrobes.

Bedroom Three

7' 3" x 8' 2" (2.21m x 2.49m)

Good sized single bedroom with the potential to be used as a home office. With a double glazed window to the rear, warmed by a central heating radiator.

Bathroom

Spacious family bathroom with tile flooring. Fitted with a bath with shower over, low flush WC and wash hand basin. With a frosted double glazed window.

External

Spacious lawned rear garden which is well kept. Fully enclosed by a timber fence. Plus a detached garage with an up and over door.





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- 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: C

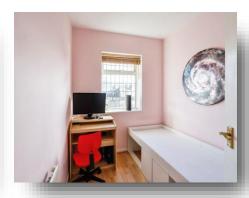
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1955. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£300,000







Gernhill Ave

Kennedy Ave

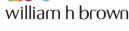
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Please note the marker reflects the postcode not the actual property

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Property Ref: HDF117495 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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