



**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 onwads 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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## **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: 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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