



Victory Avenue, Huddersfield HD3 4HF

welcome to

Victory Avenue, Huddersfield

Ideal for the growing family, this immaculately presented home is ready to move into with fabulous gardens both front and rear, a conservatory extension and an additional dining room, whilst being located in a highly sought-after location with local schools, amenities and the M62 networks close-by



Entrance Hall

Carpeted entrance hall which is welcoming and bright.

Lounge

13' 10" x 12' 10" into recess (4.22m x 3.91m into recess)
Beautifully presented lounge which is full of character, complete with a multi-fuel burner set into an idyllic stone Inglenook fireplace with cast iron multi fuel stove. Fitted with carpeted flooring and a double glazed window to the front which provides lots of natural light into the space. Warmed by a central heating radiator. Plus an integral understair cupboard which offers extra storage.

Kitchen

8' 2" x 7' 11" (2.49m x 2.41m)
Immaculate kitchen which is well proportioned, fitted with a range of base and wall units with laminate worktops, an integral electric hob and oven, plus an integral fridge and freezer, with an external door to the rear and access to the utility room. The space also has a tile splashback and tile flooring.

Utility Space

Great sized utility room which has space for washing machine, tumble dryer and freezer. Fitted with laminate flooring.

Dining Room

7' 10" x 7' 4" (2.39m x 2.24m)
Good sized dining room with laminate flooring and a double glazed window to the rear. Beautifully presented, the space is move in ready.

Conservatory

Modern and move in conservatory is a real asset to the home, with characterful stone flooring and double glazed windows all around. Warmed by a central heating radiator and underfloor heating.

First Floor Landing

Carpeted landing with an integral cupboard and access to the loft which spans the full footprint of the house, is fully boarded and has a ladder. The attic is warmed by a central heating radiator and has a double glazed window.

Bedroom One

9' x 10' 7" (2.74m x 3.23m)
Good sized double bedroom with carpeted flooring, beautifully decorated and well presented. With a double glazed window to the front providing ample natural light, warmed by a central heating radiator.

Bedroom Two

11' x 7' 10" (3.35m x 2.39m)
Good sized bedroom with carpeted flooring, warmed by a central heating radiator. Modern and move in ready, with a double glazed window to the rear.

Bedroom Three

6' x 7' 3" (1.83m x 2.21m)
Third bedroom makes the home ideal for growing families, or those looking for a home office or workshop. Fitted with carpeted flooring, with a velux window to the front and warmed by a central heating radiator.

Bathroom

Well sized bathroom which is modern and bright, tile walls and laminate flooring. Fitted with a corner bath with shower over, low flush WC, wash hand basin and integral cupboards which houses the boiler. With a double glazed window to the rear and warmed by a central heating radiator.

External

To the front of the property is a well kept lawn area, enclosed by walling. With a paved garden path leading up to the property.
To the rear of the property is a low maintenance patio and lawn area, fully enclosed by timber fence. Complete with a garden shed and outdoor tap.



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Victory Avenue, Huddersfield

- Immaculately presented throughout
- Ideal as a first purchase or great investment opportunity
- Conservatory extension
- Enclosed front and rear gardens
- Close to local schools and the M62 networks
- Additional dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117940 - 0004

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william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk