



Wilton Avenue, HUDDERSFIELD, HD2 1RS

welcome to

Wilton Avenue, HUDDERSFIELD

This delightful semi-detached home offers spacious living accommodation, a modern kitchen, a conservatory/dining room and a private rear garden with greenhouse. Ideal for first-time buyers, couples, or small families, the property is a MUST VIEW!!

Entrance Hall

With a staircase rising to the first floor landing and an under stairs storage cupboard. There is carpeted flooring and a door leading through to the lounge.

Lounge

18' 3" x 12' 7" (5.56m x 3.84m)

A generously sized lounge with a feature gas fire, radiator, double glazed window to the front, laminate flooring and neutral decor. There are doors leading through to the kitchen and conservatory. The room is light and airy and plenty of room for free standing furniture.

Kitchen

7' 3" x 9' 2" into recess (2.21m x 2.79m into recess)

The kitchen has a range of wall and base units with tiled splash backs, integrated electric oven with gas hob and extractor hood above. There is a one and a half bowl stainless steel sink and drainer. The room is warmed by a central heating radiator and there is tiled flooring. There is plumbing for a washing machine and space for a dishwasher. A double glazed window to the rear provides lots of natural light and an external door gives access to the side of the property.

Conservatory/Dining Room

A bright and airy room which boasts versatile living. With laminate flooring, an electric radiator and a door provides access to the garden.

Landing

The landing has carpeted flooring and an integral cupboard. Plus access to the loft via loft hatch. There is a gas heater and doors lead to the two bedrooms and house bathroom.

Bedroom One

11' 9" x 9' (3.58m x 2.74m)

Good sized double bedroom with carpeted flooring. Well presented with a double glazed window to the front and warmed by a central heating radiator. A door leads to the landing.

Bedroom Two

15' 11" x 9' 6" max (4.85m x 2.90m max)

Another double bedroom with carpeted flooring and a rear facing double glazed window which provides lots of natural light in to the room. There is a central heating radiator and a door leads to the landing.

Bathroom

Good sized family bathroom with tiled flooring and double glazed window. Fitted with a walk in shower cubicle, low flush WC and wash hand basin. A door leads to the landing.

Front Garden

Consisting of a driveway which provides off road parking and hedges. There is a gate leading to the side of the property which benefits from a superb outbuilding.

Rear Garden

Established rear garden with lawned area, and shrubbery, greenhouse and enclosed by hedges.

Agents Note

This is a non-standard construction property.





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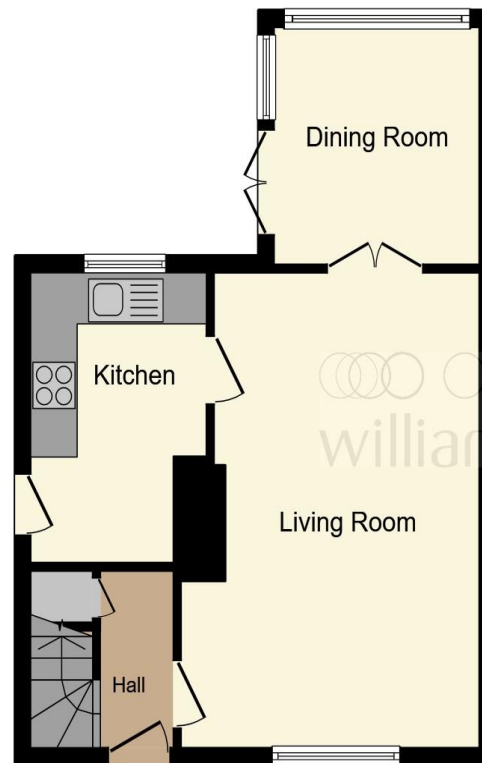
- 2 DOUBLE BEDROOMS
- CONSERVATORY TO REAR
- ENCLOSED REAR GARDEN
- DRIVEWAY
- WALKING DISTANCE TO SCHOOLS & AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£140,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HDF118192 - 0006

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