



Grimscar Avenue, HUDDERSFIELD, HD2 2TY

welcome to

Grimscar Avenue, HUDDERSFIELD

A modern family home with beautiful garden space overlooking the river and gated off-road parking, as well as having some great features such as two bathrooms, spacious rooms and integrated wardrobes. Presented move-in ready, chain-free and located close to M62 networks, local amenities and schools.

Entrance Hallway

With wooden flooring, a double glazed window overlooking the front, an understairs cupboard providing useful storage space and warmed by a gas central heated radiator.

Lounge/Dining Room

16' 3" maximum measurements x 22' 1" maximum measurements (4.95m maximum measurements x 6.73m maximum measurements)

A fabulously spacious room, the open living room/dining room has three double glazed windows along with a double glazed sliding door opening into the garden. With wooden floor and with two gas central heated radiators.

Kitchen

8' 10" x 16' 11" (2.69m x 5.16m)

The well-presented kitchen has a range of base and wall units providing ample storage, as well as having the space to house a dishwasher, a washing machine and a fridge/freezer, an integrated electric oven and a gas hob, with an extractor fan above. With wooden flooring, the kitchen is a bright and airy space with a double glazed window overlooking the rear of the property and an external door to the side. The kitchen has a sink with a drainer, and is warmed by a gas central heated radiator.

Bathroom (ground Floor)

With wooden flooring and a double glazed window overlooking the front, the bathroom has a three-piece suite including a low-flush W/C, a pedestal sink and a bath with a shower over. There is an extractor fan and the room is warmed by a gas central heated radiator.

Bedroom 1 (ground Floor)

10' 6" x 12' 6" (3.20m x 3.81m)

The first bedroom on the ground floor has wooden flooring, a double glazed window overlooking the front of the property and is warmed by a gas central heated radiator.

Landing

An open and bright carpeted landing with a double glazed skylight and integrated wardrobes.

Bedroom 2

10' 6" x 14' 9" into wardrobes (3.20m x 4.50m into wardrobes)

A spacious, carpeted double bedroom with integrated wardrobes, a double glazed window to the side of the property and a gas central heated radiator,

Bedroom 3

13' 10" x 13' 1" to wardrobes (4.22m x 3.99m to wardrobes)

A further double bedroom with carpeted flooring, integrated wardrobes with sliding doors, a double glazed window to the side of the property, a loft hatch for access and a gas central heated radiator,

Bathroom

With a bath, a pedestal sink and a low-flush W/C. The first floor bathroom has tiled flooring, an extractor fan, a Velux skylight and is warmed by a gas central heated radiator.

External Details

The property has great outside space with a patio garden, established shrubbery and decking overlooking the river. There is a gated driveway providing off-road parking for one car.





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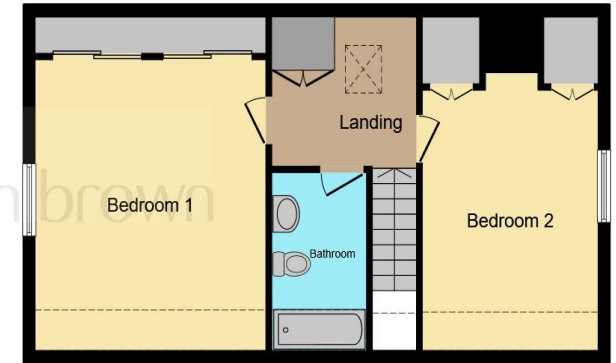
- Spacious and immaculate family home
- Close to M62 networks
- No onward chain
- Off-road parking
- Move-in ready

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£225,000



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:
HDF117362 - 0002

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