



Bankfield Park Avenue, Huddersfield, HD4 7QY

welcome to

Bankfield Park Avenue, Huddersfield

Nestled in a sought-after residential area, this three-bedroom detached home presents a rare opportunity for buyers looking to put their own stamp on a property. Offering spacious accommodation, excellent outdoor space and huge potential, this house is perfect for those seeking a renovation project.

Living Room

18' 4" x 11' 4" (5.59m x 3.45m)

A spacious and light-filled main reception room with a large front-facing window overlooking the garden and driveway. Offers ample room for comfortable seating and could easily be transformed into a stylish family lounge.

Kitchen

18' 6" x 9' 6" (5.64m x 2.90m)

In need of updating but offering excellent scope to redesign. Currently fitted with base and wall units, sink, and worktops, with a rear door providing access to the garden. Opportunity to extend or reconfigure (subject to planning) to form a spacious kitchen/diner.

Garage

Accessible via the driveway and rear garden, the single garage provides secure parking or useful storage space. Offers potential for conversion into a utility room, workshop, or home office (STPP).

Bedroom 1

18' 4" x 11' 3" (5.59m x 3.43m)

A generous double bedroom with a large window overlooking the front garden. Plenty of space for wardrobes and bedroom furniture.

Bedroom 2

9' 9" x 9' 6" (2.97m x 2.90m)

A further double bedroom situated at the rear of the property, enjoying pleasant views over the garden. Ideal as a main bedroom or comfortable guest room.

Bedroom 3

8' 5" x 8' 3" (2.57m x 2.51m)

A well-sized double bedroom or home office, perfect for a child's room, study or hobby space.

Bathroom

Comprising a bath, wash basin, and WC. In need of full refurbishment, offering an excellent opportunity to create a modern family bathroom.

Front Garden & Driveway

Attractive lawned front garden with mature shrubs and a private driveway providing off-road parking for multiple vehicles. Access to the garage and main entrance.

Rear Garden

A standout feature of the property - a generous and mature rear garden mainly laid to lawn with established trees and hedges, providing privacy and excellent potential for landscaping or future extension.





view this property online williamhbrown.co.uk/Property/HDF118089



welcome to

Bankfield Park Avenue, Huddersfield

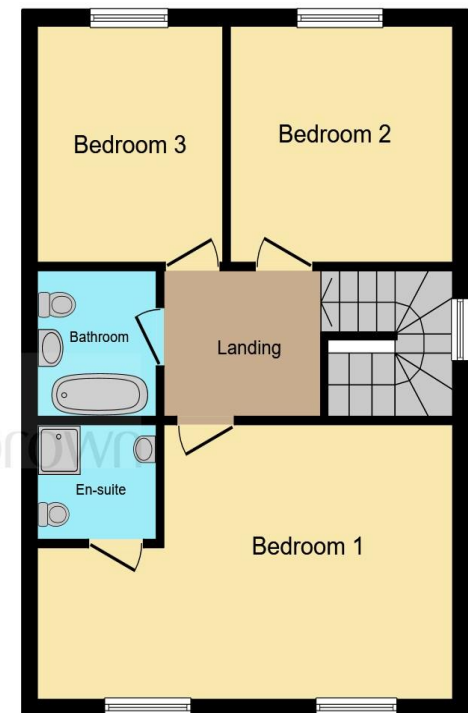
- Three-bedroom detached house with excellent potential for renovation and modernisation.
- Spacious driveway and single garage providing ample off-road parking.
- Attractive gardens to the front and rear, offering privacy and scope for landscaping or extension (STPP).
- One reception room and a well-proportioned layout, ideal for family living.
- Sought-after residential location, close to local schools, amenities, and transport links, with no onward chain.

Tenure: Freehold EPC Rating: D

Council Tax Band: D



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

view this property online williamhbrown.co.uk/Property/HDF118089



Property Ref:
HDF118089 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk