


property details **approval form**

8 Bankfield Park Avenue, Huddersfield, West Yorkshire, HD4 7QY

Date: 23 October 2025

Property Ref and Version: HDF118089 - 0001



selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

T 01484 542072 **E** huddersfield@williamhbrown.co.uk

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>> **price**

£375,000

Tenure: Freehold

>> **key features**

- > 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).
- > Two reception rooms 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.
- > EPC Rating: Awaited

>> **short description**

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.

>> **long description**

The property is set back from the road behind a well-sized front garden with a private driveway providing ample off-road parking and access to a single garage. The front garden offers great kerb appeal with established shrubs and a pathway leading to the front entrance. Inside, the accommodation is arranged over two floors and offers a versatile layout ready for modernisation. The ground floor comprises a welcoming entrance hall, a light-filled living room with views over the front garden, and a separate dining room overlooking the rear garden-ideal for family meals and entertaining. The kitchen, while in need of updating, offers plenty of scope for redesign and extension (subject to planning permission) to create a spacious open-plan kitchen and family area. Upstairs there are three well-proportioned bedrooms, two generous doubles and a comfortable single, all offering plenty of natural light. The family bathroom completes the first floor, also requiring refurbishment but providing the opportunity to design a stylish and contemporary ensuite. External the property truly shines with its lovely gardens to both the front and rear. The rear garden is particularly impressive-mainly laid to lawn with mature trees, shrubs, and plenty of space for outdoor seating, play areas, or even a future extension. With a little landscaping, it could become a stunning private retreat.

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>> **directions**

>> **Agent Note**

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>> room description

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 single 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.

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>> **room description**

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>> **property images**



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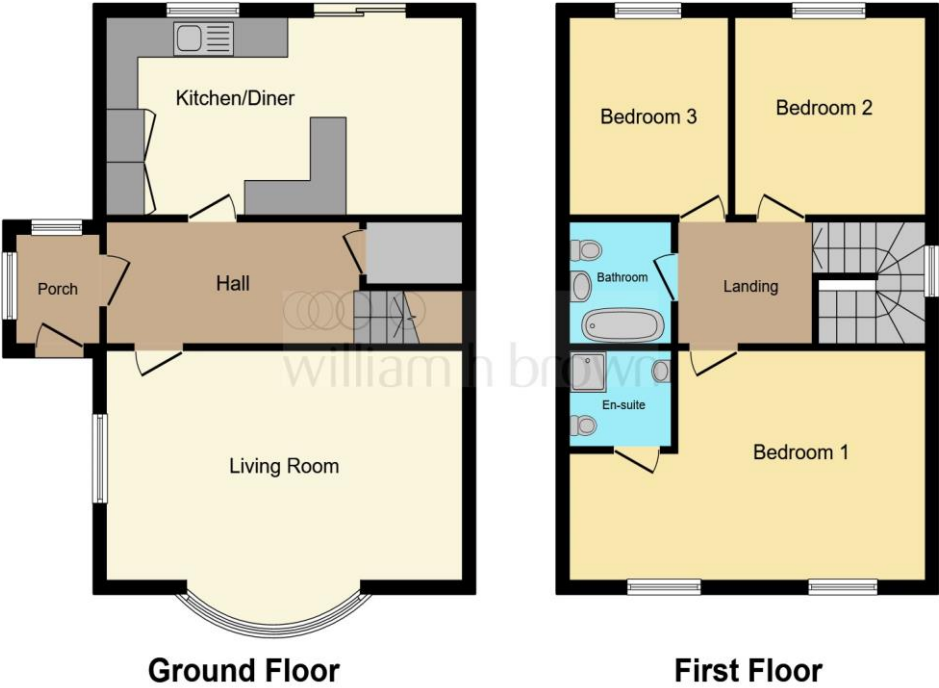
>> **property images**



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>> floor plan



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

>> approval

Signature		Date
Chloe Ryan		
Mrs S.E. Baldwin-Wood & Mrs Debra J Denton		