



House - Semi-Detached (EPC Rating:)

12 ALLISON DRIVE, HUDDERSFIELD, WEST YORKSHIRE, HD2 2RA
Per Month

£900 Per



3 Bedroom House - Semi-Detached located in Huddersfield

12 Allison Drive, Fartown, HD2 2RA

6 MONTH TENANCY ONLY

An Edwardian semi detached house that has been extended since original construction, and occupies a delightful position on a private cul-de-sac with extensive rear garden area used for kitchen garden purposes in the past. The property is constructed with stone and pebbledash rendered walls and it has a slated roof. There is gas central heating, timber sealed unit double glazing and part upvc glazing. There is a useful cellar to the subject property. The gardens to the rear provide a natural habitat for bird and wildlife, overlooking woodland surroundings. There is an alarm system and the property is conveniently situated for M62 and West Yorkshire centres, and within 1½ miles of Huddersfield.

Full description

£900 PCM
£900 BOND
FLOOR AREA 1300 sq.ft. approx.
12 ALLISON DRIVE, FARTOWN, HD2 2RA
A spacious 3 bed Edwardian semi detached house located in a desirable area with delightful picturesque gardens to front and rear. The property has gas fired central heating, timber sealed unit and upvc double glazing. Alarm system also. Convenient for M62, West Yorkshire centres and within 1 ½ miles of Huddersfield. Tranquil and peaceful environment to rear overlooking woodland with natural habitat for birds and wildlife. Accommodation comprises:-
GROUND FLOOR
ENTRANCE HALL
Oak hand rail, moulded cornicing, radiator.
SITTING ROOM (14 ft 1 inch x 11 ft 10 inches) plus bay 8 ft x 3 ft
Moulded cornicing, chimney breast, radiator, window to front.
DINING ROOM (13 ft x 11 ft)
With ceiling covings plus recess to door, chimney breast, open arch way through to
SUN ROOM (10 ft 9 inches x 8 ft 9 inches)
Radiator, double glazed sliding patio doors, ceiling covings, windows to two sides, garden views.
KITCHEN (8 ft 10 inches x 11 ft 10 inches)
Medium oak fitted cupboards, drawers, wall units, four ring gas hob, built in ideal Mexico gas central heating boiler, plumbing for automatic washing machine, fitted fridge and freezer, half tiled walls, window to rear, access into
SIDE ENTRANCE PORCH (3 ft 6 inches x 6 ft)
Windows to side and rear, access door to side.
BASEMENT
KEEPING CELLAR
Housing gas and electric smart metres, fitted cupboards, power and lighting plus additional store cellar.
FIRST FLOOR
LANDING
Obscure glazed window to side, ceiling covings.
BEDROOM 1 (14 ft x 12 ft 6 inches)
Including fitted wardrobes, dressing table, drawers, ceiling covings, radiator, window to front.
BEDROOM 2 (11 ft 10 inches x 11 ft 6 inches)
Including fitted wardrobes, sliding doors, radiator, garden view to rear.
BEDROOM 3 (8 ft 3 inches x 9 ft)
Radiator, window to rear, fitted wardrobes with sliding door and inner shelving, ceiling covings.
SEPARATE WC
Avocado coloured low flush suite, ¼ tiled walls, small window to rear.
BATHROOM (7 ft 3 inches x 7 ft 6 inches)
Avocado suite with panelled bath, pedestal wash basin, immersion heater and cylinder cupboard, ¾ tiled walls, REDRING shower fitting above bath, obscure glazed window to rear.
OUTSIDE
Mature gardens to front and rear. Picturesque woodland private aspect to rear steps and pathway to front and side with wrought iron railing and gate.
TENANCY
Assured Shorthold 6 months, furnished.
VIEWING
Strictly by appointment via Jowett Chartered Surveyors. Tel 01484 536799.
COUNCIL TAX
We understand that the property is assessed within Council Tax Band C in accordance with information obtained from the Kirklees MC Local Government website.
ENERGY EFFICIENCY
D
TENANTS RESPONSIBILITIES
The payment of water/sewerage charges
Payment of council Tax
Payment of gas and electricity consumed
Telephone charges if applicable, arranging the reconnection and costs of the same.
DIRECTIONS
From Huddersfield proceed along the A641 Bradford Road going through the traffic lights after a mile at Fartown Green. The road becomes dual carriage way. Turn left in the slip road after approximately ¼ mile and after the turning for York Avenue on the left, keep to the left and ascend the cul-de-sac where No. 12 will be seen on the right hand side by the turning head.

Full description

12 Allison Drive, Fartown, HD2 2RA
6 MONTH TENANCY ONLY
An Edwardian semi detached house that has been extended since original construction, and occupies a delightful position on a private cul-de-sac with extensive rear garden area used for kitchen garden purposes in the past. The property is constructed with stone and pebbledash rendered walls and it has a slated roof. There is gas central heating, timber sealed unit double glazing and part upvc glazing. There is a useful cellar to the subject property. The gardens to the rear provide a natural habitat for bird and wildlife, overlooking woodland surroundings. There is an alarm system and the property is conveniently situated for M62 and West Yorkshire centres, and within 1½ miles of Huddersfield. The accommodation comprises:-
GROUND FLOOR
ENTRANCE HALL
Oak handrail, moulded cornicing, radiator
SITTING ROOM (14ft 1 inches x 11 ft 10 inches plus bay 8 ft x 3 ft)
Moulded cornicing, chimney breast, radiator, window to front
DINING ROOM (13 ft x 11 ft)
Ceiling covings plus recess to door, chimney breast, open archway through to
SUNROOM (10ft 9 inches x 8 ft 9 inches)
Radiator, double glazed sliding patio doors, ceiling covings, windows to two sides, garden view
KITCHEN (8 ft 10 inches x 11 ft 10 inches)
Medium oak fitted cupboards, drawers, wall units, 4 ring ceramic hob, built in ideal Mexico gas central heating boiler, plumbing for automatic washing machine, fitted fridge and freezer, half tiled walls, window to rear and access into
SIDE ENTRANCE PORCH (3 ft 6 inches x 6 ft)
Windows to side and rear, access door to side
BASEMENT
KEEPING CELLAR
Gas and electric smart meters, fitted cupboards, power and lighting plus additional store cellar
FIRST FLOOR
LANDING
Obscure glazed window to side, ceiling covings, radiator, handrail, trapdoor access to roof void
BEDROOM 1 (14 ft x 12 ft 6 inches)
Including fitted wardrobes, dressing table, drawers, ceiling covings, radiator, window to front
BEDROOM 2 (11 ft 10 inches x 11 ft 6 inches)
Including fitted wardrobes with sliding doors, radiator, chimney breast, garden view to rear
BEDROOM 3 (8 ft 3 inches x 9 ft)
Radiator, window to front, fitted wardrobes with sliding door and inner shelving, ceiling covings
SEPARATE WC
Avocado coloured suite with low flush wc, ¼ tiled walls, window to rear
BATHROOM (7 ft 3 inches x 7 ft 6 inches)
Avocado suite with panelled bath, pedestal washbasin, immersion heater and cylinder cupboard, ¾ tiled walls, Redring shower fitting above bath, obscure glazed window to rear
OUTSIDE
Mature gardens to front and rear. Picturesque woodland, private aspect to rear with steps and pathway opening out to the kitchen garden area, see plan attached. Beyond the rear gardens is a further 0.25 acres of land that was formally used as a nursery. Including a brick and glazed greenhouse with asbestos sheeting internally measuring 63' x 12'
SERVICES
Mains sewer drainage, gas, water and electricity are laid on.
VIEWING
Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk
COUNCIL TAX BAND
C
ENERGY BAND
D
DIRECTIONS
From Huddersfield proceed along the A641 Bradford Road, going through the traffic lights at Fartown Green after approximately 1 mile. The road becomes dual carriageway and after a further ¼ mile turn



left in the slip road and beyond the turning for York Avenue. Keep to the left and ascend the cul-de-sac where No 12 will be seen on the right hand side by the turning head.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



12 ALLISON DRIVE, FARTOWN, HD2 2RA



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on **01484 536 799**

Jowett
Chartered Surveyors & Estate Agents

Council Tax Band

Call us on

01484536799

Energy Performance Graph

info@jowett-huddersfield.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

