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## Victory Avenue, Paddock Huddersfield,

**Offers over £140,000**

**\*\* UNEXPECTEDLY RE-OFFERED \*\***

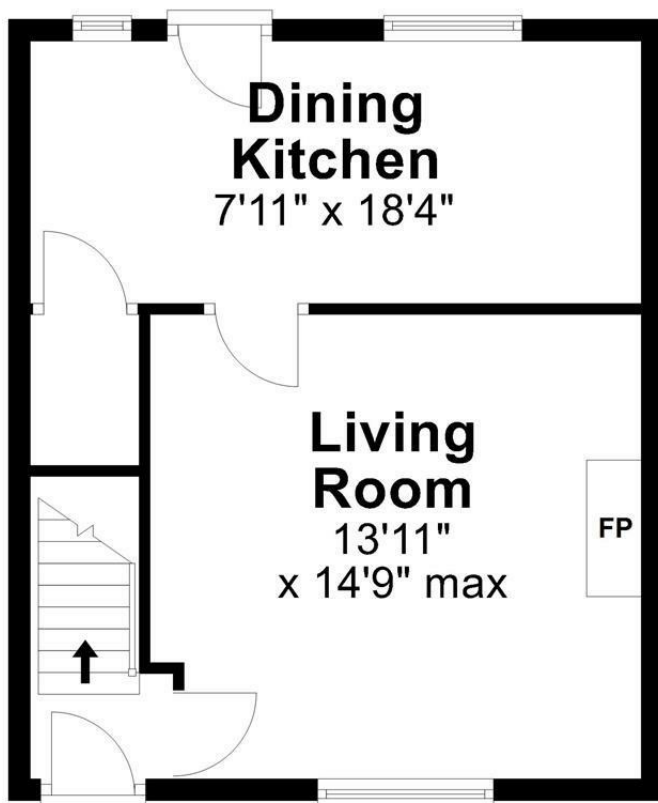
This three-bedroom terraced home has been enjoyed by the current owners for many years. The property may well prove suitable for the expanding family buyer or professional couple looking to access the nearby M62 motorway network. It is situated a short drive away from Huddersfield town centre with its railway station. The accommodation comprises an entrance hall, living room and kitchen/diner. On the first floor, there are three bedrooms, a shower room and a separate WC. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a lawned garden area with mature shrubbery borders. At the rear, there is a well-presented lawned garden with a patio seating area, all enjoying a southerly aspect.

**Victory Avenue, Paddock  
Huddersfield,**

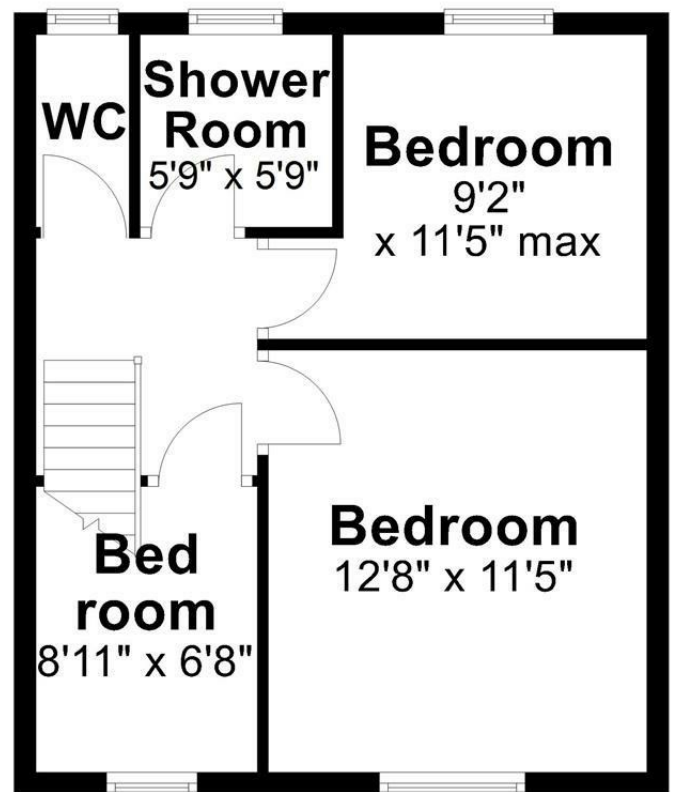
**Floorplan**



**Ground Floor**



**First Floor**



Total area: approx. 814.7 sq. feet

**Victory Avenue, Paddock, Huddersfield**

# Victory Avenue, Paddock Huddersfield,

## Details



### Entrance Hall

A timber door with a double-glazed insert opens to the entrance hall, where there are hanging hooks, a ceiling light point and a radiator. A staircase rises to the first floor landing and access can be gained to the following rooms:

### Living Room

A timber door leads into the living room, where there is a uPVC double-glazed window to the front elevation. The focal point of the room is a timber fire surround with a stone hearth and an gas fire. There is a ceiling light point and a radiator.



### Kitchen/Diner

This room is positioned at the rear of the property and enjoys a pleasant outlook via a uPVC double-glazed window. It has a range of wall and base cupboards, drawers, roll-edge worktops with brick style tiled upstands and an inset stainless steel sink unit with a mixer tap. There is plumbing for an automatic washing machine, space for a freestanding cooker and space for a freestanding fridge freezer. This room is home to the logic central heating boiler. It has tiled effect flooring, a ceiling light point and an extractor fan. The dining area has a continuation of the tiled effect flooring and space for a bistro style table. There is a uPVC double-glazed window and a timber and double-glazed door providing access to the rear garden. There is a useful under stairs storage cupboard, a ceiling light point and a radiator.





# Victory Avenue, Paddock Huddersfield,

## Details



### First Floor Landing

From the entrance hall, the staircase rises to the first floor landing, where there is a ceiling light point and access to loft space.



### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has a useful built-in storage cupboard, a ceiling light point and a radiator.



### Bedroom Two

This double bedroom has a pleasant outlook over the rear garden via a uPVC double-glazed window. It has a ceiling light point and a radiator.



# Victory Avenue, Paddock Huddersfield,

## Details



### Bedroom Three

This bedroom enjoys natural light via a uPVC double-glazed window to the front elevation. There is a ceiling light point and a radiator.



### Shower Room

The white suite comprises a corner shower cubicle with a shower screen, home to a mains fed shower and a pedestal hand basin with mixer tap. There is vinyl style flooring, appropriate tiling to the walls, a wall-mounted mirror, a ceiling light point and a radiator. There is a uPVC double-glazed window to the rear elevation.



### Separate WC

This room has an off-white low-level WC, a uPVC window to the rear elevation and a ceiling light point.



# Victory Avenue, Paddock Huddersfield,

## Details



### External Details

At the front of the property, there is a fenced and lawned garden with mature shrubbery borders and a timber access gate opens to a flagged pathway leading up to the front door. At the rear, there is a lovely lawned garden with mature shrubbery borders, a flagged patio area, perfect for outdoor entertaining, outdoor lighting points and the rear garden enjoys a southerly aspect.



### Tenure

The vendor informs us that the property is freehold.

# Victory Avenue, Paddock Huddersfield,

Directions

