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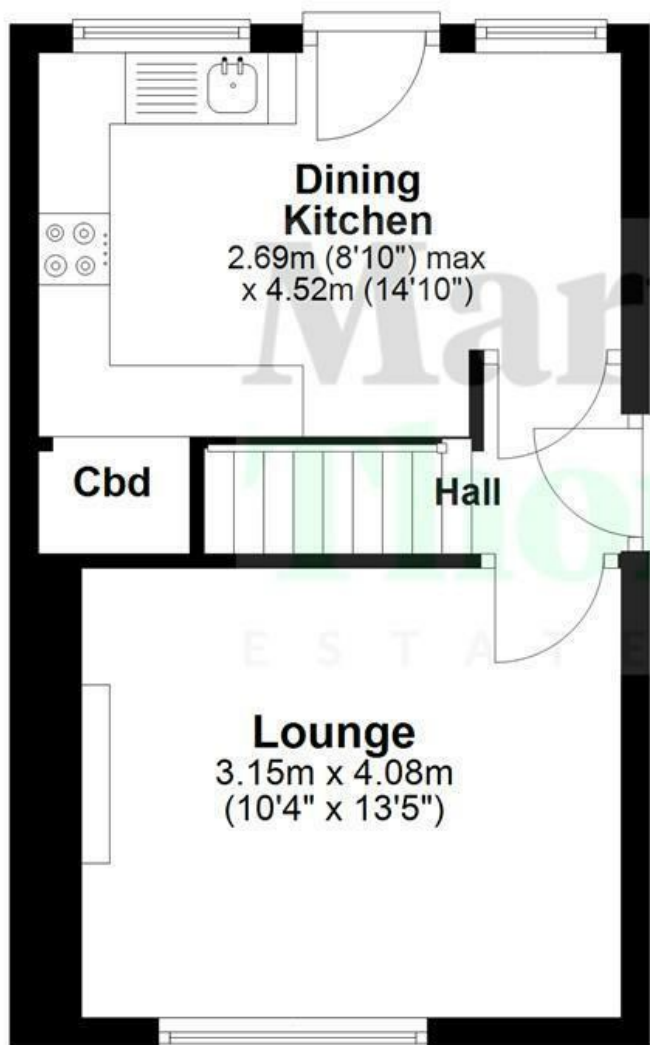
Nether Hall Avenue, Rawthorpe Huddersfield,

**Offers in the region of
£120,000**

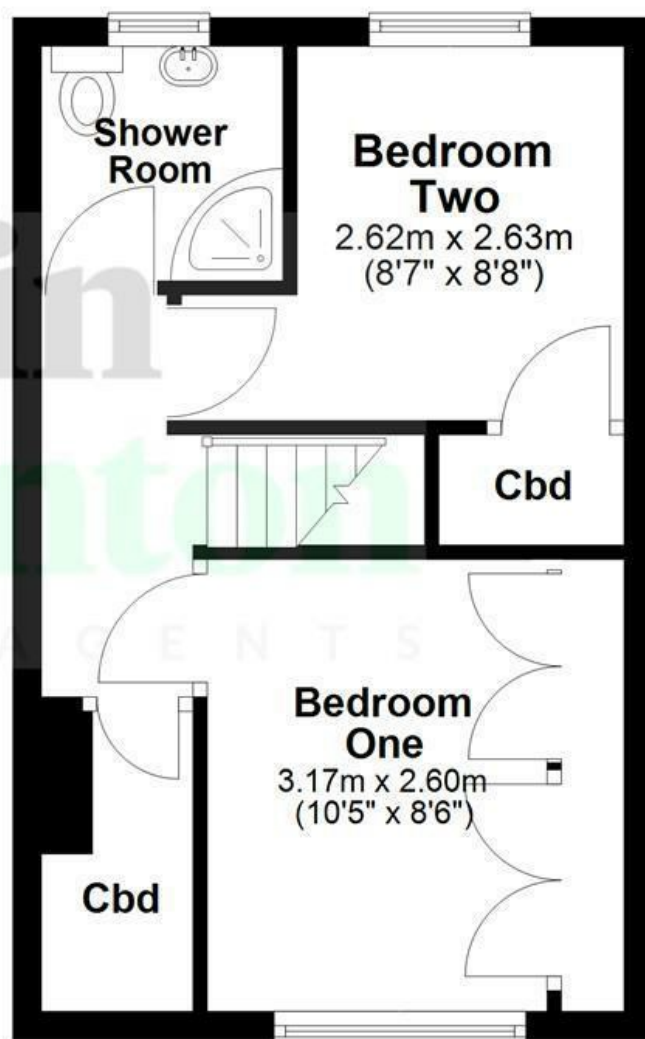
This two-bedroom property offers ideal accommodation for the first time buyer/young family, being conveniently placed for local amenities, public transport and the town centre. The accommodation comprises an entrance hall, living room and rear dining kitchen to the ground floor. On the first floor are two double bedrooms and a house bathroom. 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 a tarmac driveway down the side of the property. The rear garden is fenced and has a patio area, suitable for outdoor entertaining.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Details



Entrance Hall

A composite door with a double-glazed insert opens to the spacious entrance hall. This has ceiling downlighting, hanging hooks and a staircase leading to the first floor landing. Access can be gained to the following rooms:

Kitchen Diner

A timber door with glazed inserts leads into the kitchen diner. The kitchen area has a range of wall and base cupboards, drawers, roll edge worktops with brick style tiled splashbacks and a stainless steel sink unit. Integrated appliances comprise a range style oven with a four-ring gas hob and an overlying extractor fan. There is plumbing for an automatic washing machine, space for a freestanding fridge freezer and a microwave. This room is home to the Worcester central heating boiler. There is a ceiling light point and a uPVC double-glazed window to the rear elevation. The dining area has room for a bistro style table, along with a uPVC double-glazed window and a uPVC door with double-glazed inserts providing access to the rear garden.



Living Room

This spacious reception room is positioned at the front of the property and has a large uPVC double-glazed window. The focal point of the room is a multi-fuel stove, set to a stone hearth. There is a ceiling light point, a ceiling rose and a radiator.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is a useful walk-in storage cupboard with a light, and two ceiling downlights.

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Bedroom One

This double bedroom is positioned at the front of the property and enjoys natural light via a large uPVC double-glazed window. There are useful fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and enjoys natural light via a uPVC double-glazed window. There is plenty of room for furniture, a useful under stairs store cupboard, which could be used as a walk-in wardrobe, a ceiling light point and a radiator.



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House Bathroom

The white suite comprises a corner shower cubicle, home to a Mira mains fed shower, a pedestal hand basin with twin taps and a low-level WC. The room has vinyl style flooring, appropriate aqua boarding to the walls, a wall light point and a radiator. A uPVC double-glazed window overlooks the rear elevation.



External Details

At the front of the property, there is a pebbled area with fenced borders and a tarmac driveway leads down the side. There is outdoor security lighting. At the rear of the property, there is a large garden with fenced borders, a flagged patio area, perfect for outdoor entertaining, security lighting and a water point.



Tenure

The vendor informs us that the property is freehold.

Nether Hall Avenue, Rawthorpe Huddersfield,

Directions

