

martin-thornton.com
01484 508000



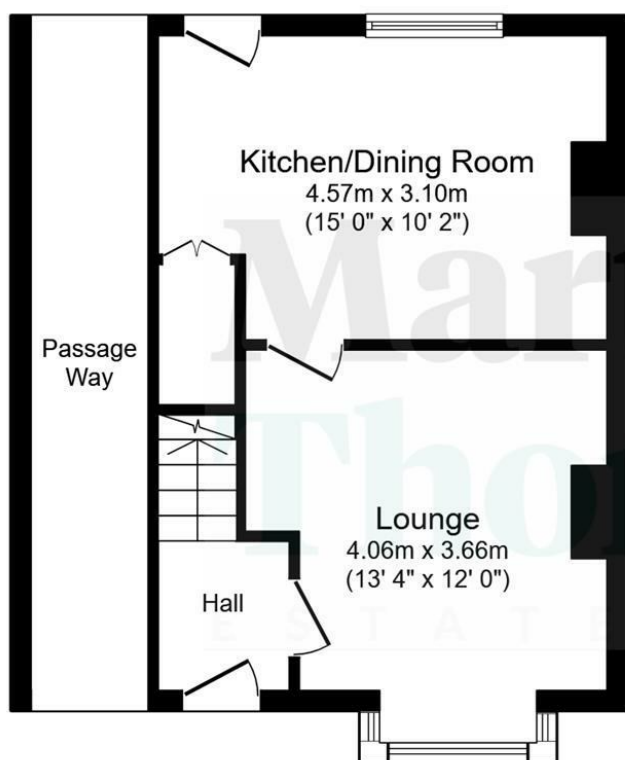
Dalmeny Avenue, Crosland Moor Huddersfield,

Offers over £170,000

This three-bedroom mid terraced home in a block of four is located on this tree lined avenue. The accommodation extends over the passageway and is slightly larger on the first floor. It comprises an entrance lobby, living room with wood burning stove and bay window and dining kitchen with some integrated appliances. On the first floor, from the landing, there is access to a useful attic room, three bedrooms and a bathroom with a white suite. The property has a gas-fired central heating system and majority uPVC double-glazing. Externally, there are front and rear gardens. The rear garden is a major selling feature with a lawn and decking, perfect for a young family. At the far end, there are greenhouses and vegetable beds. An internal inspection is advised to appreciate the amount of accommodation, presentation throughout and size of garden.

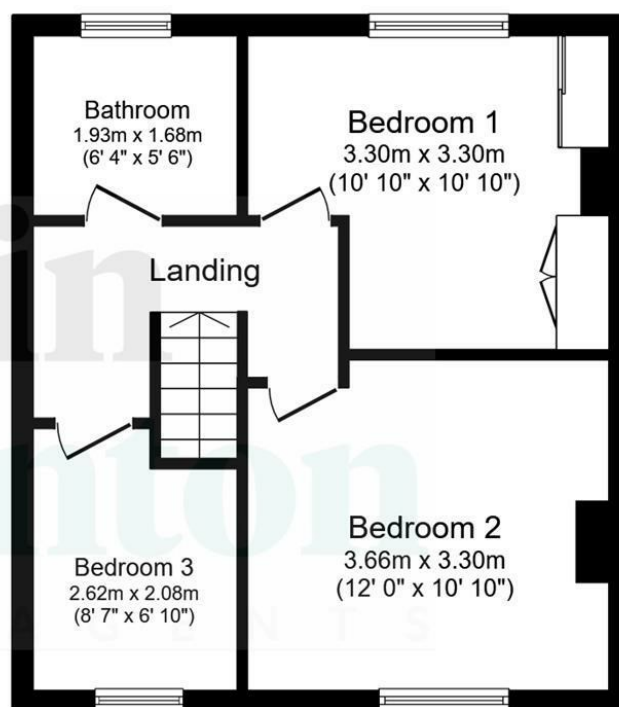
**Dalmeny Avenue, Crosland Moor
Huddersfield,**

Floorplan



Ground Floor

Floor area 40.0 sq.m. (430 sq.ft.)



First Floor

Floor area 39.1 sq.m. (421 sq.ft.)

Total floor area: 79.1 sq.m. (851 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Dalmeny Avenue, Crosland Moor Huddersfield,

Details



Entrance Lobby

A uPVC entrance door with an opaque glazed panel gives access into the entrance lobby. This has a staircase rising to the first floor accommodation and a door leading into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and has a walk-in bay window incorporating uPVC double-glazing. The centrepiece of the room is a glazed door stove, recessed to the chimney breast and standing on a raised hearth. There is built-in storage to the alcoves, plenty of space for furniture, laminate flooring and a radiator.



Dining Kitchen

Positioned at the rear and running the full width of the property, this room is particularly light and bright, with a uPVC window with a view over the garden and a south-easterly aspect. The kitchen area has woodblock style worktops, wall cupboards, base units and a one-and-a-half sink unit. Integrated appliances include an oven and hob, with a splashback and canopy style filter hood. There is plumbing for an automatic washing machine and a slimline dishwasher, along with space for a freestanding fridge freezer. The dining area can accommodate a formal dining table and has a useful under stairs storage cupboard, a contemporary radiator and a uPVC opaque glazed door leading out into the garden.



Dalmeny Avenue, Crosland Moor Huddersfield,

Details



First Floor Landing

From the entrance lobby, a staircase rises to the first floor accommodation. The property extends over the passageway, meaning that the first floor accommodation is slightly larger than the ground floor. The landing has a radiator and a fixed ladder style staircase leading up to a useful attic room.



Bedroom One

This double bedroom is positioned at the front of the property and has a decorative fireplace, plenty of space for furniture, a uPVC window and a radiator.



Bedroom Two

This double bedroom has built-in storage and a treble wardrobe. There is a uPVC window and a radiator.



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Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC window and a radiator.



Bathroom

The bathroom is positioned at the rear of the property and has a three-piece suite comprising a panelled bath with a shower screen and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling around the bath, half-height tiling to the remaining walls, a uPVC window and a radiator.



Attic Room

Accessed via a fixed timber ladder, this is a useful space and could be a hobby or gaming room. It has a Velux window and a radiator.



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External Details

A pathway leads to the entrance door and there is a fenced garden. A passageway serves the two inner properties and gives access to the rear. The rear garden is a selling feature of the property for its overall size and the lovely aspect. It has a timber decked area with external lighting and water. Steps lead down to a lawn and railway style sleeper steps down to the bottom portion of the garden, where there are greenhouses and a vegetable garden. The garden has perimeter fencing and has space for a children's play area, perfect for a trampoline, for example.



Tenure

The vendor informs us that the property is leasehold and we await further information.

Dalmeny Avenue, Crosland Moor Huddersfield,

Directions

