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**Skipton Avenue, Fartown
Huddersfield,**

**Offers in the region of
£160,000**

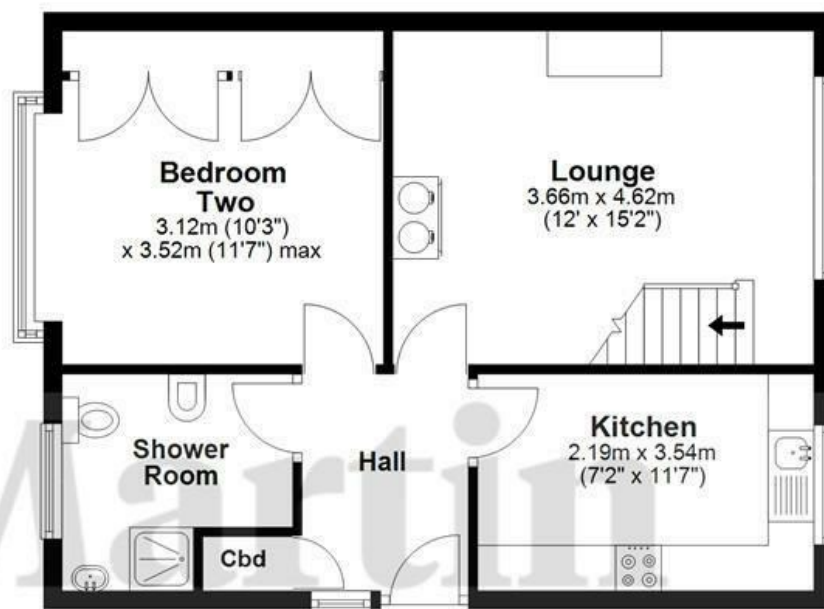
Located in a lovely cul-de-sac position is this two double bedroom semi-detached bungalow. The property may prove suitable for persons requiring accommodation over one level, or a professional couple looking to access the nearby M62 motorway networks. The accommodation comprises an entrance hall, kitchen, living room, downstairs bedroom and shower room. On the first floor, there is a double bedroom, an en suite shower room and a large storage cupboard, which could be used as a work-from-home study. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, the property has a driveway to the side and, at the rear, an enclosed garden area.

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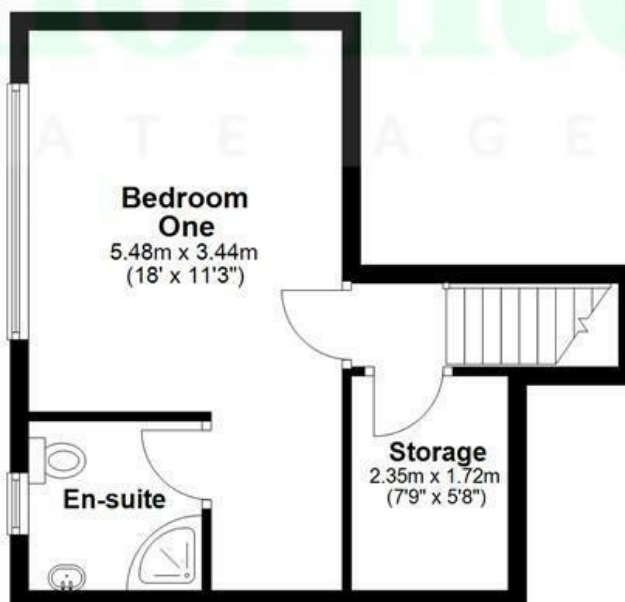
Floorplan



Ground Floor



First Floor



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

Skipton Avenue, Fartown Huddersfield,

Details



Entrance Hall

A uPVC door with a decorative insert and matching side panel opens to the entrance hall. There is a useful storage cupboard with hanging hooks, a ceiling light point, coving to the ceiling and a radiator. Access can be gained to the following rooms:

Kitchen

A timber and glazed door opens to the kitchen, which has a range of wall units, base cupboards, drawers, roll-edge worktops and a stainless steel sink unit. Integrated appliances include an oven and a four-ring gas hob with an extractor fan above. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. This room is home to the Worcester central heating boiler. There is space for a bistro style table, laminate style flooring, coving to the ceiling, a ceiling light point and a radiator.

A uPVC double-glazed window overlooks the front elevation



Living Room

A timber and glazed door opens to the living room, which is positioned at the front of the property and has a uPVC double-glazed window. The focal point of the room is a stone fire surround and hearth, home to a gas fire. There is coving to the ceiling, a ceiling light point and a radiator. Stairs lead up to the first floor landing.



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Ground Floor Bedroom

This versatile room could be used as a ground floor bedroom or second reception room. There are fitted wardrobes with mirrored inserts, hanging rails and shelving, along with fitted drawers. The room has a walk-in splayed uPVC double-glazed window, coving to the ceiling, a ceiling light point and a radiator.



House Shower Room

The white suite comprises a corner shower cubicle, home to a mains fed shower, a pedestal wash hand basin, a bidet and a low-level WC. There is a wall-mounted vanity unit with mirrored inserts, a ceiling light point, an extractor fan, vinyl style flooring, appropriate tiling to the walls and a radiator. A uPVC double-glazed window overlooks the rear elevation.



First Floor Landing

From the living room, a staircase leads up to the first floor landing, where there is a ceiling light point and a large storage room, which could be used as a work-from-home study.

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Bedroom One

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window overlooking the garden and beyond. There is plenty of space for furniture, ceiling downlighting, a radiator. Being the master bedroom, it has the advantage of an en suite shower room.



En Suite Shower Room

The white suite comprises a corner shower cubicle with a curved splash screen, home to a mains fed shower, a pedestal wash hand basin and a low-level WC. There is ceiling downlighting, an extractor fan, appropriate tiling to the walls and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the rear elevation.



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External Details

At the front of the property, there is a flagged patio area and a wrought iron access gate leading to a driveway, providing off-road parking, at the side of the property. The rear garden has a flagged patio, a lawn and a tiered garden area with mature shrubbery borders. There is an outside water point and security lighting.



Tenure

The vendor informs us that the property is Freehold.

Skipton Avenue, Fartown Huddersfield,

Directions

