

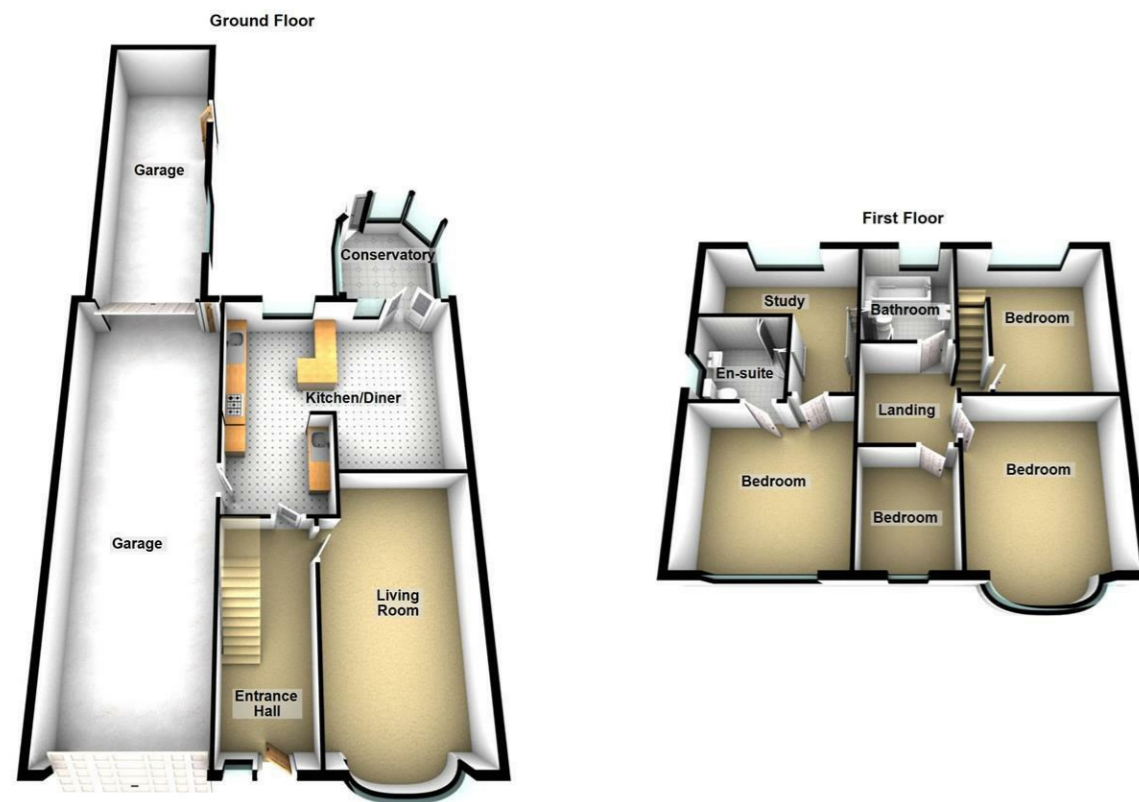
BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
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28 Kennedy Avenue
Fixby, Huddersfield, HD2 2HJ

Offers Around £375,000



For illustration purposes only, not to scale.
Plan produced using PlanIt.

28 Kennedy Avenue, Fixby, Huddersfield



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This beautifully presented semi-detached home is a true gem. Boasting three reception rooms and four bedrooms, this property offers ample space for comfortable living. One of the standout features of this property is the triple garage, providing not only secure parking for a number of vehicles but also offering plenty of storage space. The extended design of this home adds a modern approach to day to day living while retaining the classic charm of this home. With excellent fixtures and fittings complimented by very well maintenance and presented living arrangements this home ensures convenience and comfort for what we feel would be a wonderful home. The absence of no upper chain makes the buying process smooth and hassle-free, allowing you to move in effortlessly. Whether you're a car enthusiast in need of garage space or a family looking for a spacious home in a desirable location, this property on Kennedy Avenue ticks all the boxes. Don't miss out on the opportunity to own this forever home in a sought after and vibrant neighbourhood.

Call now and make your appointment to fall in love this this property.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Accessed via a uPVC double glazed front door, is this attractive, spacious and well presented reception hall, featuring a vertical designer radiator, a range of display units and contemporary storage facilities along with a feature staircase rising to the first floor and access to the principle ground floor rooms. Concealed within a cupboard unit is the combination boiler and, in keeping with the remainder of the property, is in good decorative order.

LOUNGE

21'3" maximum into the bay x 11'5" maximum into th

Featuring a traditionally styled open fire and enjoying good levels of natural light via the uPVC double glazed window to the front elevation. Decorative coving, ceiling rose, central heating radiator, also in good decorative order.

DINING/LIVING KITCHEN

18'0" maximum x 14'5" maximum

Open plan in design to include the snug/dining area, enjoying excellent levels of natural light via the Velux roof light and bi-fold doors which lead through to the conservatory. There is an attractive electric fire with marble surround and hearth, central heating radiator, engineered oak floor covering.

KITCHEN AREA

The kitchen is fitted with a range of contemporary white gloss wall and base units with stainless steel bar handle trim, stone style working surfaces which extend into a breakfast bar and dining area. Also incorporating a twin bowl stainless steel inset sink unit with spray mixer tap over. The kitchen is further equipped with plumbing for a washing machine, plumbing for a dishwasher and provision for a drier along with provision for an American style fridge freezer and further cooking provision for a Range style cooker. A stainless steel extractor hood is positioned over the cooker space, there are complementary part tiled splashbacks around the preparation areas, Nordic style grey laminate floor covering. A uPVC double glazed window overlooks the rear garden and a side door gives access into the garage.

CLOAKROOM/WC

Fitted with a contemporary low flush wc with attractive tiled detail.

CONSERVATORY

8'6" x 10'9"

Part wall and uPVC double glazed in construction with French doors leading out to the garden, tiled flooring. Enjoying a lovely aspect overlooking the rear garden.

FIRST FLOOR

BEDROOM 1, front

12'9" maximum x 11'5"

With a uPVC double glazed window to the front elevation, central heating radiator and fitted bedroom furniture with a range of hanging and shelving and comprising two double robes along with a matching central dresser unit and drawers.

EN SUITE SHOWER ROOM

6'6" x 6'2"

Fitted with a high quality, contemporary three piece suite comprising quadrant shower cubicle, vanity hand wash basin with mixer tap over and a low flush wc. The shower cubicle has a main shower head and a hand held shower attachment. Plumb coloured, bespoke designer heated towel rail and a uPVC double glazed window with privacy glass inset.

OFFICE/DRESSING ROOM/FIFTH BEDROOM

11'9" x 5'6" plus 4'3" x 5'10" with loft hatch

Currently used as an office but with potential to be re-modelled into a fifth bedroom, if required, With a range of shelving and cupboard storage along with a uPVC double glazed window overlooking the rear garden. Central heating radiator.

BEDROOM 2, front

14'5" maximum into the bay x 11'1"

With a uPVC double glazed bay window allowing an abundance of natural light to flood into this generous and well presented room. Having fitted bedroom furniture comprising two double and one single robes which provide a range of hanging and shelving, contemporary central heating radiator and, in keeping with the remainder of the property, this room is in superb decorative order.

BEDROOM 3, rear

12'1" x 11'1" maximum or 8'10" average

Also in good decorative order, central heating radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM 4, front

8'2" x 6'10"

Enjoying distant views towards Castle Hill and Emley Moor via the uPVC double glazed window, central heating radiator. Cupboards and shelves.

HOUSE BATHROOM

7'6" x 6'10"

Fitted well with a four piece suite comprising panel bath with mixer tap over, quadrant shower cubicle, wash hand basin with mixer tap over, low flush wc, part tiled splashbacks, a carbon colour scheme on display for the heated towel rail. Fitted medicine cupboard and a uPVC double glazed window with privacy glass inset.

LANDING

A space-saver staircase rises up to the attic store.

ATTIC SPACE

11'9" x 11'1"

With a skylight, providing a useful additional storage space.

GARAGE, Front Section

24'7" x 11'9"

With remotely operated roller doors

CAR PORT/WORKSHOP AREA

11'1" x 12'1"

GARAGE, Rear Section

27'10" x 8'10"

With vehicle inspection pit, an array of power points, lighting, tap, resin floor. There is a convenience door leading out to the garden and main residence.

OUTSIDE - FRONT

To the front is a driveway with a resin finish and a further hardstanding and turning area with established walled boundaries and evergreen hedges.

REAR GARDEN

A generous and well tended garden, predominantly laid to lawn with a raised decking/seating area with a good degree of privacy, a used garden/tool shed provides additional storage.

TENURE

Long leasehold from Thornhill Estates currently circa £4 pa.

COUNCIL TAX

The property is in Band D of the Metropolitan Borough of Kirklees

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	