

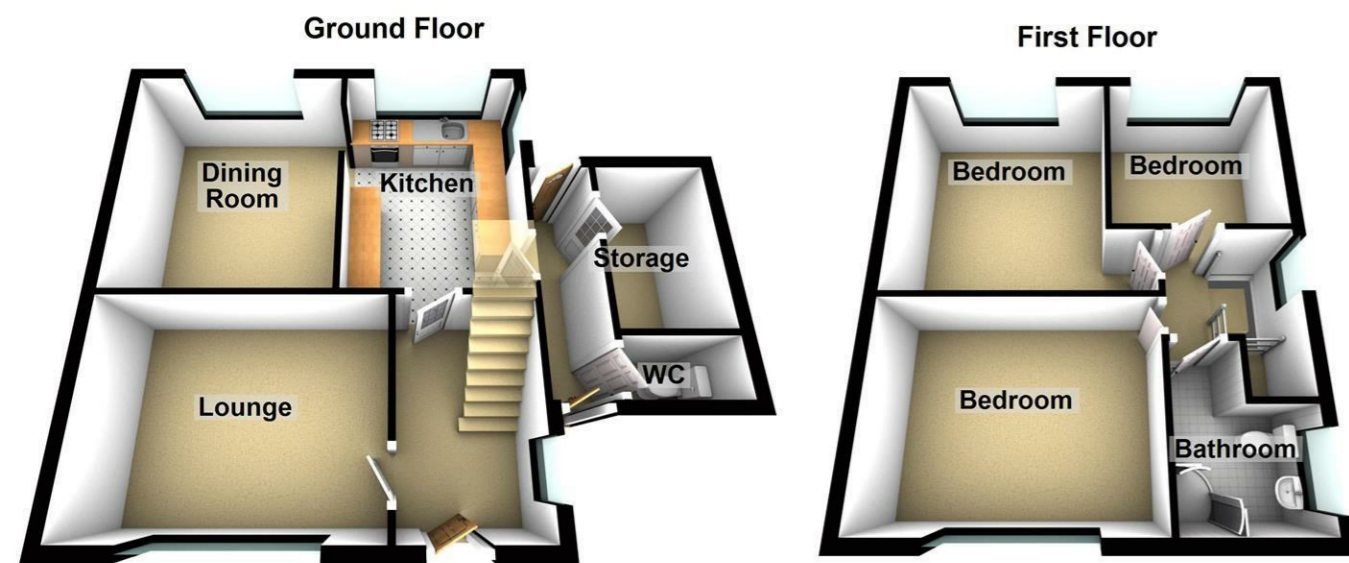
BOULTONS

54 JOHN WILLIAM STREET
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47 Turnshaw Avenue
Kirkburton, Huddersfield, HD8 0TJ

Offers Around £375,000



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

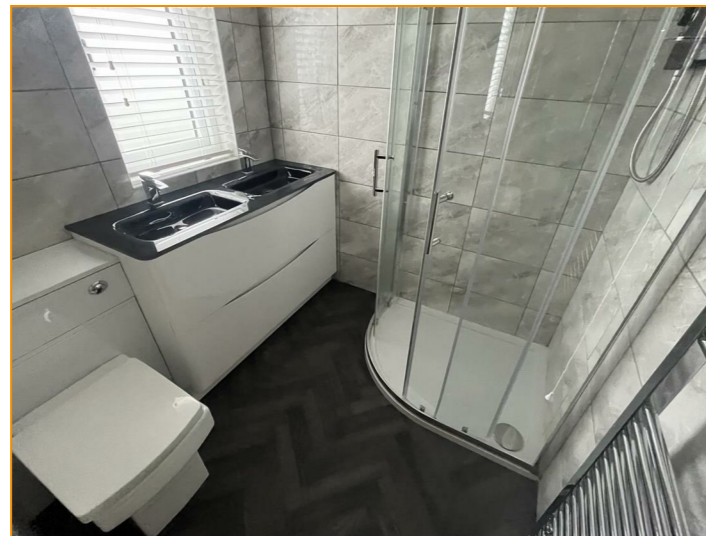
47 Turnshaw Avenue, Huddersfield



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*** ATTENTION LOCAL BUILDERS +++ A 3 BEDROOM SEMI WITH LAND TO THE SIDE & PLANNING FOR A 3 BEDROOM DETACHED *** NO UPPER CHAIN ***

ENJOY LIVING IN THIS comprehensively upgraded 3 bedroom semi detached property WHILE DEVELOPING the side garden to ACTION the current planning permission for a 3 BEDROOM DETACHED home. Located in a highly SOUGHT AFTER residential location near to local countryside, regarded schooling and village amenities. The upgraded and "turn key" accommodation of the current property comprises: Reception hall, lounge, modern fitted kitchen, dining room, three bedrooms and a contemporary house shower room. To the side is a garden area with planning permission under reference: 2023/62/91049/E for a well proportioned 3 bedroom detached home.

MAY BE SOLD SEPARATELY SUBJECT TO NEGOTIATION AND LAND REGISTRATION

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

11'5" x 6'2"

Accessed via a newly installed composite double glazed front door with leaded and privacy glass inset and with a staircase rising to the first floor, a central heating radiator and a uPVC double glazed window positioned to the gable end. Two modern oak internal doors allow passage to the lounge and kitchen.

LOUNGE

11'4" x 13'2"

With two uPVC double glazed picture windows to the front elevation which allow excellent levels of natural light into this room. There are two contemporary anthracite coloured, column style radiators, including a large vertical radiator and an alcove radiator. There are two wall light/up lights positioned in each of the alcoves which are either side of the focal point of the room which is a contemporary electric feature fire set within a marble surround and atop a marble hearth.

KITCHEN

12'0" x 8'10"

Fitted with a range of newly installed wall and base units in a traditional Shaker style in a contemporary dove grey colour scheme featuring black, slate effect working surfaces. The kitchen is further equipped with a composite inset sink with spray mixer tap, four ring electric Bosch hob and matching Bosch oven beneath with an integrated extractor fan over and there is an integrated fridge. There is are uPVC double glazed windows positioned to the rear and side elevations, a vertical anthracite grey coloured radiator and spotlights within the ceiling. There is a double glazed composite rear door allowing access to the exterior of the property.

DINING ROOM

12'2" max into the alcove x 10'6"

Also featuring a vertical anthracite coloured column radiator, two uPVC double glazed windows positioned to the rear elevation overlooking the rear garden.

FIRST FLOOR

LANDING

6'2" x 6'8"

Access to the roof void (not inspected at the time of the appraisal), uPVC double glazed window positioned to the gable end.

BEDROOM ONE, front

13'3" x 11'4" max into the alcove

Two uPVC double glazed windows, central heating radiator, newly fitted carpeting floor covering.

BEDROOM TWO, rear

12'2" max x 10'7"

With a central heating radiator, two uPVC double glazed windows taking in distant views over the surrounding area including the local school and playing fields.

BEDROOM THREE, rear

9'8" x 8'7"

Also taking in the aforementioned views via the uPVC double glazed window, central heating radiator.

SHOWER ROOM

Fitted with a modern suite comprising push button flush wc, twin vanity hand wash basin with chrome mono block mixer taps, quadrant shower cubicle and shower, chrome heated towel rail, complementary tiled walls, and a uPVC double glazed window with privacy glass inset positioned to the gable end. Decorative coving, spotlights, extraction.

OUTSIDE

To the rear of the property is a generous and well stocked garden with pebbled seating area, sleeper edged border, established with evergreens and perennials. To the side is an outbuilding where there is a wc & combination boiler.

Planning Appl No. 2023/62/91049/E and shows a 3 bedroom detached property. Full details are available on the local authorities planning website.

COUNCIL TAX BAND A

TENURE

A freehold arrangement.

