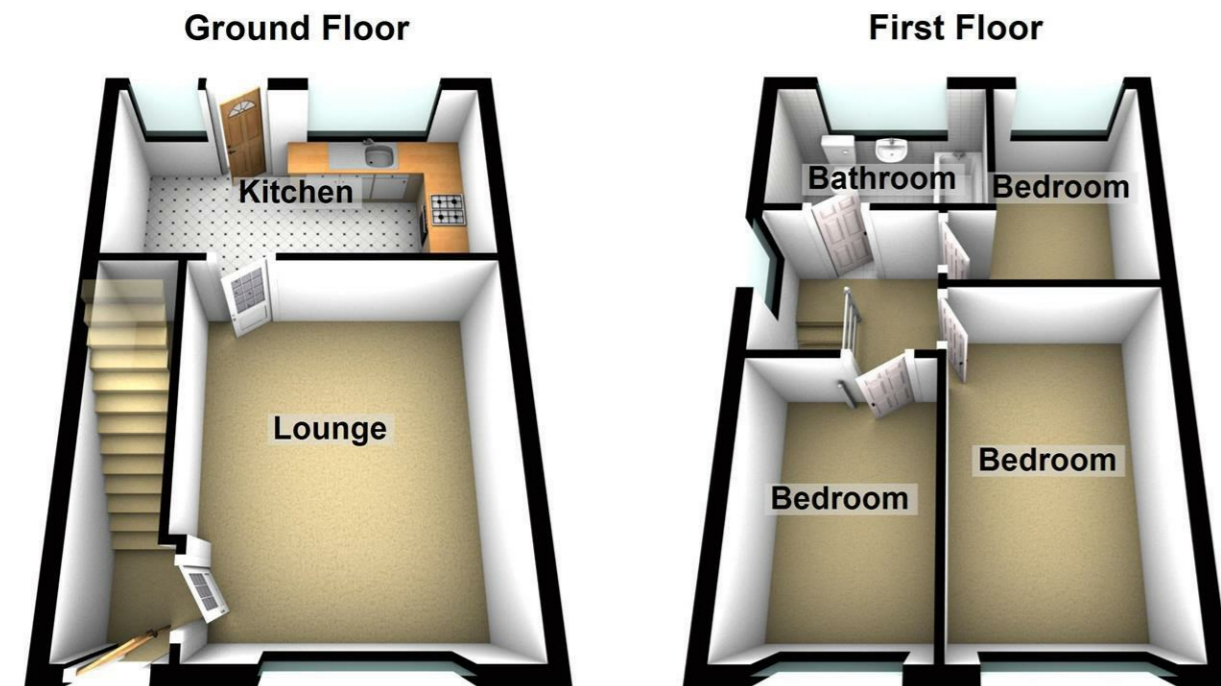


BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



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

11 West Grove Avenue, Huddersfield



11 West Grove Avenue
Dalton, Huddersfield, HD5 9LD

Offers Around £170,000



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BEST AND FINAL OFFERS IN WRITING TO BOULTONS OFFICE BY FRIDAY 21st JUNE 2024 AT 12 NOON

Tucked away at the head of a small cul de sac away from the main flow of traffic and occupying an attractive and generous corner plot with a wooded backdrop which offers a good degree of privacy. This in itself would make the property an attractive prospect but the house itself is also beautifully presented, well appointed and deceptively spacious. When you add in the outside bar we think you have a superb home ideally suited to first time buyers and families alike. Early viewing is advised to inspect the generous and neutrally decorated lounge, the also spacious fitted dining kitchen, three bedrooms and the house bathroom which features a modern three piece white suite. Finally there is a gas fired central heating system, sealed unit double glazing and a double width tarmacadam driveway in front of the property. Book your viewing today too avoid disappointment.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

4'0" x 3'11"

An attractive reception lobby accessed via a uPVC double glazed front door with a staircase rising to the first floor, central heating and an internal door leading through to the lounge.

LOUNGE

13'11" x 15'2" max int0'0" the alcove

Enjoying good levels of natural light via the uPVC double glazed picture window positioned to the front elevation. There is an attractive decorative feature fireplace with a distressed natural wood mantle and stone hearth. Decorative coving, beech effect laminate floor coving, fan light, radiator and an internal glazed door leading to the dining kitchen.

DINING KITCHEN

18'3" x 7'11"

A generously sized and sociable dining kitchen fitted with a range of wall and base units in a cream colour scheme with stainless steel bar handle trim. There is a wood effect worktop which incorporates a one and a half bowl stainless steel inset sink unit and drainer with mixer tap. The kitchen is further equipped with provision for an electric cooker, space for additional white goods under the counter top and plumbing for a washing machine and provision for a drier (we are also informed there is plumbing for a dishwasher). A central heating radiator is located in the dining area and at head height level, concealed within a cupboard unit, you will find the electricity fuse board and meter. Above the cooker area is a stainless steel extractor canopy and to the rear elevation are two uPVC double glazed windows with the one by the sink overlooking the rear garden and the wooded aspect beyond. Under the stairs is a useful pantry cupboard storage area where the combination boiler will be found and cloaks hanging. Finally; a uPVC double glazed door with privacy glass inset gives access to the rear garden.

FIRST FLOOR

BEDROOM 1

13'0" x 11'2" max

Enjoying good levels of natural light via the uPVC double glazed windows to the front elevation and, in keeping with the remainder of the property, this room is in good decorative order. Central heating radiator and an alcove double robe with cupboard storage over.

BEDROOM 2

8'11" x 8'10" plus entrance

Overlooking the rear garden via the uPVC double glazed window, central heating radiator and also in good decorative order.

BEDROOM 3

9'10" including the bulkhead x 6'7"

A uPVC double glazed window is positioned to the front elevation and there is a central heating radiator.

BATHROOM

8'9" x 5'8"

Fitted with a white three piece suite comprising panel bath with shower over, pedestal hand wash basin and low flush wc. Attractive part tiled splashbacks and a tiled floor covering is on display and there are two uPVC double glazed windows to the rear elevation with privacy glass inset. Central heating radiator and extraction.

LANDING

6'10" x 5'11"

With natural light via the uPVC double glazed window to the gable end of the property and a loft hatch allowed access to the roof void which we are informed is partially boarded for storage although no access was gained at the time of the appraisal.

OUTSIDE

To the front of the property is a tarmacadam driveway providing off-road parkin. There is a securely gated perimeter access leading to the rear garden which is an attractive, landscaped garden, predominantly level with the main section laid to lawn, Mediterranean style garden with peddled seating area and a bespoke bar, ideal for summer entertaining. Outside you will find a guest wc adjacent to which is a large shed providing additional garden storage.

OUTSIDE GUEST/GARDEN WC

6'0" x 3'7".16'4"

With a low flush wc, free standing hand wash basin with mixer tap over, tiled floor covering.

GARDEN SHED

12'0" x 4'9"

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX

Band A.

