

BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

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

14 Douglas Avenue, Huddersfield



Douglas Avenue

Moldgreen, Huddersfield, HD5 8BH

Offers Around £169,950



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Moldgreen, Huddersfield, HD5 8BH

Offers Around £169,950



*** OFFERED WITH NO ONWARD CHAIN *** AN EXCELLENT "TURN KEY HOME" *** CONVENIENTLY LOCATED *** COMPREHENSIVELY UPGRADED ***

This SUPERBLY PRESENTED 2 double bedroom end and through terrace property is ideal FOR FIRST TIME BUYERS AND YOUNG GROWING FAMILIES. Having been the subject of a recent programme of modernisation and improvement to enhance the spacious living arrangements which comprise: entrance lobby, bay fronted lounge, generous and MODERN dining kitchen, 2 DOUBLE BEDROOMS and a STYLISH house bathroom. As you would expect from a "MOVE IN READY HOME" there is a gas fired central heating system (brand new combination boiler) and sealed unit double glazing. Outside there are gardens at the front, side and rear. WELL WORTHY OF A DETAILED INSPECTION.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Accessed via a modern front door with a staircase rising to the first floor and an internal door leading to the lounge at the front of the property.

LOUNGE

14'0" max into the bay x 11'10" max into the alcov

A bay window to the front elevation allows excellent levels of natural light in to this generous reception.

DINING KITCHEN

14'10" x 9'1"

Fitted with a range of high gloss wall and base units, contemporary worktops, integrated appliances including: Hob, oven, extractor hood, tall boy fridge and freezer, dishwasher, a washing machine and drier. There is a stainless steel inset sink unit with a mixer tap over, slate effect tiled splashbacks and a stylized tiled floor covering.

FIRST FLOOR

BEDROOM 1, front

11'6" x 9'10" (min)

A large double bedroom with cupboard storage over the stairs. in keeping with the remainder of the property in excellent decorative order.

BEDROOM 2, rear

8'6" x 9'6"

Another good sized double bedroom also well presented and neutral. There is a loft hatch with a pull down ladder which is boarded out, has a skylight and current provides excellent storage although many of the surround properties have created additional accommodation which would require consent.

BATHROOM, rear

5'11" x 5'6"

Fitted with a modern three piece white suite, comprising a panel bath with shower over, a pedestal wash hand basin and low flush w.c and contemporary tiling.

OUTSIDE

Gardens to the front, side and rear. The rear is well proportioned with a lawned area and patio seating.

COUNCIL TAX BAND A

TENURE

We understand that the property is a Freehold arrangement, we would advise this is checked by the incoming purchasers legal team.

AGENCY OBLIGATIONS

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.

AGENTS NOTES

A new EPC rating is in the course of preparation following the upgrade.