

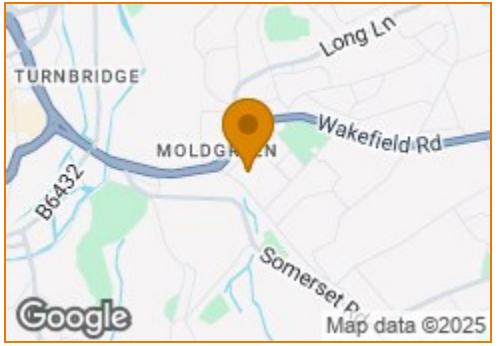
#### Terrain Map



#### Hybrid Map



#### Terrain Map



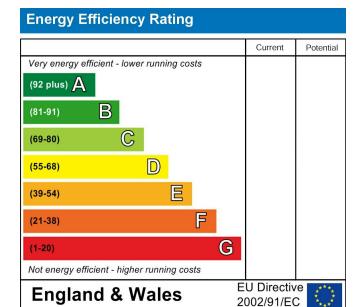
#### Floor Plan



#### 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



# BOULTONS



## Beaumont Avenue

Moldgreen, Huddersfield, HD5 8HD

Fixed Asking Price £110,000



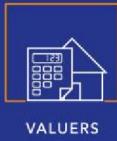
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# Beaumont Avenue

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Fixed Asking Price £110,000



\*\* UNEXPECTEDLY RE-OFFERED \*\*\* NO UPPER CHAIN \*\* SALE PACK ALREADY PREPARED \*\*

This newly refurbished mid terraced house presents an excellent opportunity for first-time buyers seeking a delightful home having undergone a comprehensive upgrade.

With two comfortable bedrooms, this residence is also perfect for small families or those looking to downsize.

Situated conveniently close to local amenities and the town centre, residents will enjoy easy access to shops, supermarkets, cafes, and essential services, enhancing the overall appeal of this 'no through road' location, combining modern living with the charm of a traditional home in a handy position.

The property boasts a well-appointed layout, featuring a comfortable and spacious open plan living kitchen that serves as the perfect space for relaxation or entertaining guests. The two bedrooms are generously sized, providing ample room and the bathroom is also a contemporary design. Additionally you will find an enclosed rear garden and a most useful cellar/basement space.

Offered with no onward chain, so don't miss the chance to make this stylish house your new home.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

4'3" x 3'11"

Accessed via a uPVC double glazed front door, with a staircasing rising to the first floor and a central heating radiator.

#### LIVING KITCHEN

17'4" max x 14'5"

Open plan in design and large enough to incorporate a dining area, this bright and spacious room is fitted with a range of high gloss grey coloured wall and base units with complementary and contemporary working surfaces which incorporate a stainless steel inset sink unit and a four ring electric hob with oven beneath and stainless steel extractor canopy over. A Logic combination boiler is

concealed within one of the cupboards, there is plumbing for a washing machine and you will find a laminate Nordic grey design floor covering. There is a large uPVC double glazed window positioned to the front elevation and to the rear is a solid PVC door giving access to the exterior and under the stairs is an internal door leading down to the keeping cellar. The rear wall behind the worktops and kitchen units is finished in an "Aqua Board" style marble effect design.

#### KEEPING CELLAR

14'9" x 13'9" overall

Split into various useful rooms with work receipts available for the recently upgraded works, providing storage and provision for white goods.

#### FIRST FLOOR

##### BEDROOM 1

10'2" x 8'10"

Newly carpeted, with a central heating radiator and a uPVC double glazed window.

##### BEDROOM 2

11'1" x 6'10" including the bulkhead

Also with a central heating radiator, uPVC double glazed window and newly fitted carpet. The bulkhead provides a useful wardrobe/storage space.

#### BATHROOM

7'2" x 4'11"

Fitted with a white three piece suite comprising panel bath with mixer shower and hand held shower attachment over. Pedestal hand wash basin, low flush wc and attractive aqua-board splashbacks to the walls. There is a uPVC double glazed window with privacy glass inset and a central heating radiator.

#### OUTSIDE

To the front of the property is a low maintenance buffer garden, elevated from the roadside and to the rear is an enclosed patio style garden, also low maintenance.

#### TENURE

We understand that the property is a freehold arrangement, this should be confirmed during the conveyancing process.

#### COUNCIL TAX BAND A.

