



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



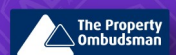
## 45 Leaffield Avenue, Huddersfield, HD3 4TW Offers In The Region Of £219,995

Welcome to Leaffield Avenue, offered For Sale by ADM Residential of Huddersfield - a charming semi-detached house that exudes character and warmth. This delightful property boasts two reception rooms, perfect for entertaining guests or simply unwinding after a long day. With three cosy bedrooms, there's ample space for a growing family or visiting guests. Built in the 1950s, this home combines traditional charm with modern convenience. The modern shower room adds a touch of luxury, while the well-kept gardens provide a serene outdoor retreat.

Parking is a breeze with space for three vehicles, ensuring you never have to worry about finding a spot. Additionally, the detached garage offers extra storage or parking space for your convenience. Located in a peaceful neighbourhood, this property offers a tranquil escape from the hustle and bustle of everyday life. Don't miss the opportunity to make this house your home and enjoy the best of both worlds - a peaceful retreat with easy access to all amenities.

Call ADM Residential Estate Agents to arrange your viewing today! \*VIEWING BY APPOINTMENT ONLY\* \*VIRTUAL VIEWING AVAILABLE SOON\* \*NO CHAIN\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
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[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

UPVC entrance door with featured glass panel leads to:

## VESTIBULE



Entrance vestibule with uPVC double glazed leaded effect windows to the front and side aspect. Finished with panelling:

## RECEPTION HALLWAY



Large welcoming reception hallway with staircase rising to the first floor landing with featured balustrade and bannister rail. Finished with security alarm, wall mounted gas central heated radiator and doors leading to:

## LOUNGE 15'4 x 12'8 (4.67m x 3.86m)



Spacious lounge with uPVC double glazed leaded effect bay window overlooking the front garden, allowing an abundance of natural light to fill the room. Featuring a stone effect fire surround with built in T.V stand and display shelves with wood effect mantle and an inset coal effect electric fire. Finished with coved ceiling, wall mounted lighting, T.V point, telephone point and wall mounted gas central heated radiator with sliding doors leading to:

## DINING ROOM 9'6 x 9'5 (2.90m x 2.87m)



Well appointed dining room with uPVC window overlooking the rear garden. Finished with coved ceiling and wall mounted gas central heated radiator:

## KITCHEN 8'9 x 8'7 (2.67m x 2.62m)



Good sized kitchen with uPVC window overlooking the rear garden and uPVC door with leaded effect glass panel leading to the side aspect. Featuring a matching range of base and wall mounted units in Oak Wood effect with roll edged laminate working surfaces, matching tiled splash backs and inset

composite sink with drainer and mixer tap. Cooker point with pull out extractor hood over, plumbing for an automatic washing machine and space for a fridge freezer. There is also access to a useful under stairs storage cupboard. Finished with coved ceiling, wall mounted gas central heated radiator and tiled effect vinyl flooring:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with with featured balustrade and bannister rail and uPVC double glazed leaded effect window overlooking the side aspect. Finished with doors leading to all rooms:

(Please note: there are ceiling tiles on the landing)

### SHOWER ROOM



Fully tiled, modern shower room with uPVC double glazed opaque glass window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: corner shower cubicle with mains fitted shower and glass sliding door, hand wash vanity basin with mixer tap and low level flush w/c. Finished with wall mounted chrome heated towel rail and vinyl effect flooring:

### BEDROOM ONE 13'10 x 12'9 (4.22m x 3.89m)



Larger than average and well appointed primary bedroom with uPVC double glazed bay window overlooking the front aspect. Featuring ample space for bedroom furniture, finished with coved ceiling and wall mounted gas central heated radiator:

### BEDROOM TWO 10'10 x 10'5 (3.30m x 3.18m)



Second good sized double bedroom with UPVC double glazed window overlooking the rear garden. Featuring built-in wardrobes, storage cupboards and dressing table with matching drawers to one wall. Finished with coved ceiling and wall mounted gas central heated radiator:

### BEDROOM THREE 6'6 x 6'4 (1.98m x 1.93m)



Third bedroom with uPVC double glazed window overlooking the front aspect. Featuring built in bulk-head storage cupboard. Finished with coved ceiling and wall mounted gas central heated radiator:

## EXTERNALLY



Externally the property boasts well maintained gardens to the front and rear aspects. To the front is a well kept, laid to lawn garden with mature shrub and flower border with paved pathway. To the side aspect is a large driveway providing off road parking for multiple cars leading to a detached garage. To the rear of the property is an ideal space for the keen gardener, offering a well kept laid to lawn garden with mature shrub and flower border. Paved pathway leads to a pebbled area to the rear of the garage and a hardstanding patio area providing a perfect space for bistro dining during the summer months. Finished with fence and stone wall boundaries:

## DETACHED GARAGE



Detached garage with up and over door, power, light and outdoor security light. There is also a workshop with a separate entrance and additional outdoor storage:

## FURTHER INTERNAL PHOTOGRAPHS



A selection of further internal photographs:

## FURTHER EXTERNAL PHOTOGRAPHS



A selection of further external photographs:

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:  
Local Schools: Golcar Junior Infant and Nursery School (Primary), Crow Lane Primary and Foundation Stage School (Primary), St John's Church of England Voluntary Aided Junior and Infant School (Primary), Salendine Nook High School Academy (Secondary), Moorlands Primary School, Royds Hall, A SHARE Academy

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

### **Council Tax Bands**

The council Tax Banding is "C"  
Please check the monthly amount on the Kirklees Council Tax Website.

### **Tenure**

This property is Freehold.

### **Key Facts For Buyers**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3607766](https://sprift.com/dashboard/property-report/?access_report_id=3607766)

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-5203-5040-0306-0891>

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

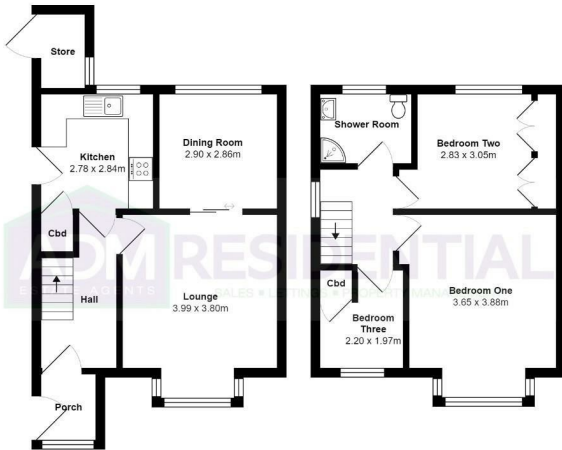
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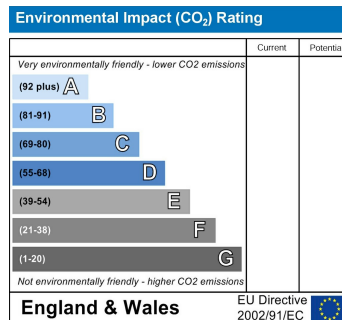
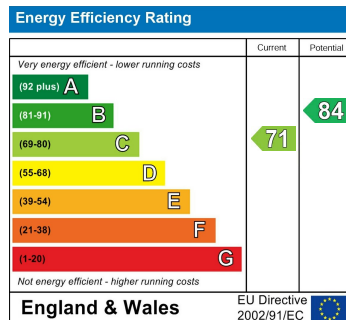
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## Floor Plan



All measurements are approximate and for display purposes only

## Energy Efficiency Graph



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