24 Beech Avenue, Dalton, Huddersfield, HD5 8DZ

Asking Price £350,000

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This substantial brick built 3 bedroom, detached dormer bungalow is situated on a generous plot in the popular and much sought after residential cul-de-sac.

Situated approximately 1.5 miles from Huddersfield town centre, the property has gas fired central heating, uPVC double glazing, gardens to 4 sides and detached double garaging.

Handily located within a short walking distance from Ravensknowle Park, the property would make an ideal purchase for those with a young and growing family, or alternatively those looking towards retirement.

Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding property.

Energy Rating: D

GROUND FLOOR:

Enter the property through a timber and glazed external door into:-

Entrance Vestibule

With a further timber and glazed access door which leads into the dining hall.

Dining Hall

18'6" max x 10'4" (5.64m max x 3.15m)

A most spacious dining hall which has picture rail decor, a central heating radiator and an access door which leads through to the lounge.

Lounge

13'0" x 12'10" plus bay window (3.96m x 3.91m plus bay window)

Having a uPVC double glazed square bay window to the front, central heating radiator, ceiling coving, gas and coal effect living flame fire which is set into a limestone fire surround and mantel. There is also a further uPVC double glazed window to the side elevation.

Sitting Room

14'0" x 14'0" plus square bay window (4.27m x 4.27m plus square bay window)

Having engineered oak flooring and a uPVC double glazed square bay window to the rear, with additional side window. There is also 2 central heating radiators, picture rail decor, gas and coal effect living flame fire set on to a marble hearth and backdrop with fire surround and mantel.

Kitchen

12'8" x 10'0" max / 7'2" min (3.86m x 3.05m max / 2.18m min)

Fitted with a range of matching modern wall and base units with laminated work surfaces and part tiled walls. There are a range of integrated appliances including a 4 ring induction hob with overhead extractor fan and light, split level double oven and grill, integral dishwasher, plumbing for a washing machine, inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer, tiled flooring, 2 uPVC double glazed windows and a ladder style central heating radiator. A door gives access to the pantry.

Pantry

With shelves providing useful additional storage.

Rear Entrance Vestibule

With a rear access door and access to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising low flush WC, large Belfast style ceramic sink unit, tiled flooring, a central heating radiator, electric heated towel rail and a uPVC double glazed window.

Bedroom

13'0" x 13'2" (3.96m x 4.01m)

Situated to the front of the property, this most spacious double bedroom has fitted wardrobes with sliding doors, matching dressing table and drawer units, central heating radiator and uPVC double glazed windows to the front and side elevations.

Bedroom

14'1" x 13'0" (4.29m x 3.96m)

Peacefully situated to the rear of the property, overlooking the rear gardens. Having a central heating radiator, uPVC double glazed window and ceiling coving.

Bathroom

Furnished with a 4 piece suite comprising of 4 piece suite incorporating low flush WC, pedestal wash basin, Whirlpool bath and double width, walk in shower cubicle. There is a central heating radiator, fully tiled walls and a uPVC double glazed window.

FIRST FLOOR:

Landing

With eaves storage and in turn leads to:-

Bedroom 3

13'0" x 15'9" (3.96m x 4.80m)

With a central heating radiator, uPVC double glazed window, central heating radiator, wall mounted electric heater and eaves storage.

OUTSIDE:

The property has a stone pillared entrance with tarmacadam parking apron and side driveway.

There are shaped lawned gardens to the front with flowerbed borders, block paved frontage immediately adjacent to the property. The driveway extends through the twin wrought iron entrance gates to the side of the property which has exterior lighting and water tap, together with off road parking for 3/4 vehicles and gives access to the detached double garage. The rear gardens are particularly spacious, with stone flagged patio, shaped lawns with flowerbed borders and boundary fencing and conifers. To the fourth side of the property there is a further block paved seating area, ideal for Al-fresco dining.

Garage (two singles adjoining)

19'4" x 20'4" (5.89m x 6.20m)

With 2 separate up and over doors, there is electric and lighting.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road through the traffic lights at Aspley. Continue straight ahead, passing Ravensknowle Park on the right hand side. Turn right onto Beech Avenue and follow the road round to the right where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

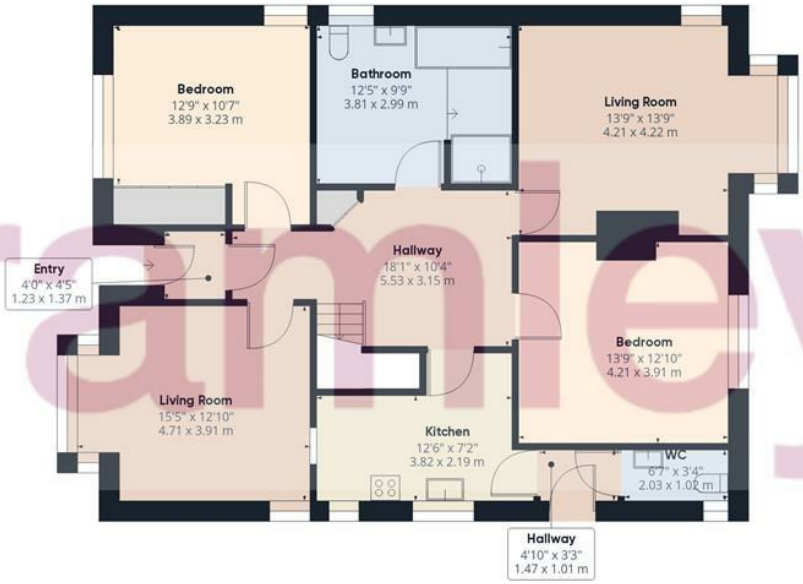
C

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



Floor 0

Floor 1

Approximate total area(1)

1418.51 ft²

131.78 m²

Reduced headroom

14.82 ft²

1.38 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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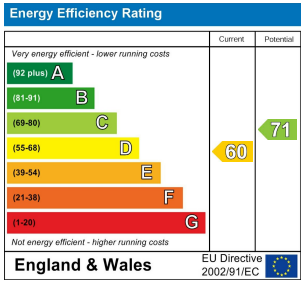
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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