

House (EPC Rating: C)

4 CORNFIELD AVENUE, HUDDERSFIELD,
HD3 4FY
Per Month

£1,200 Per



3 Bedroom House located in Huddersfield

A well planned 3 bed semi detached house, constructed mainly with brick faced walls and an interlocking concrete tiled pitched roof. The property is located in a popular and convenient residential area, accessible for local amenities including shops, schools and bus services.

GROUND FLOOR

ENTRANCE HALL

Radiator, oak spindled balustrading, stairs to first floor, useful understairs store cupboard, radiator

Through lounge/dining room

11'5" x 23'10"

2 radiators, window to rear

Kitchen

7' x 11'6"

Fitted cupboards, drawers, wall units, single drainer stainless steel sink unit, integrated appliances including 4 ring hob with oven, canopy style filter hood, slimline dishwasher. There is space for a free standing fridge freezer and plumbing for an automatic washing machine. Concealed gas central heating boiler, window to rear, access door to side

FIRST FLOOR

LANDING

Trapdoor access to roof void, obscure glazed window to side

BEDROOM 1

12' x 11'7"

Radiator, window to rear

BEDROOM 2

11'10" x 11'7"

Radiator, window to front

Bedroom 3

8'8" x 6'

Radiator, window to front

Bathroom

7'8" x 7'6"

Modern white suite with shaped bath, overhead waterfall style shower, hand held shower attachment, wash basin, store cupboards below, low flush wc, tiling to walls, obscure glazed window to rear, radiator.

OUTSIDE

Wrought iron gates to front with long driveway, gardens to front and rear

Single Garage

9' x 18'

Up and over door

Tenancy

Tenancy Agreement in accordance with Renters Rights Act May 2026

Viewing

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Tel 01484 536799 or email info@jowett-huddersfield.co.uk

Council Tax

We understand that the property is assessed within Council Tax Band C in accordance with information obtained from Directgov website.

Energy Efficiency Rating

EPC rating C. Current 70, potential 85. EPC report dated 26 January 2022.

Tenants Responsibilities

The payment of water/sewerage charges
Council Tax



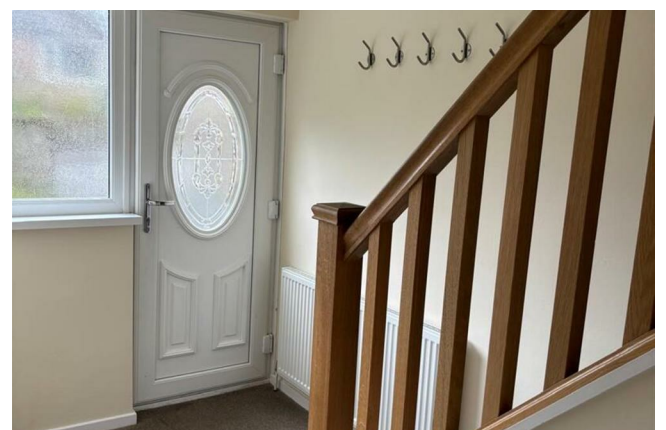
Electricity and gas consumed

Telephone charges if applicable, arranging the connection and costs of the same

Garden maintenance

Directions

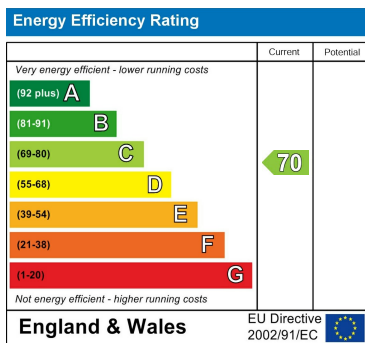
From Huddersfield proceed along the A640 New Hey Road via Trinity Street for 1 mile to the roundabout by the Junction public house. Keep to the A640 New Hey Road/Westbourne Road for a further ¼ mile into the village of Marsh. Carry on through the village to the next roundabout by the Bay Horse public house. Proceed for a further ½ mile from the Bay Horse roundabout before turning left down Tanyard Road opposite the Merrie England restaurant. Follow Tanyard Road, after a short distance turn first right into Tanyard Avenue, at the end of Tanyard Avenue turn right into Greenfield Avenue, then second left into Hollyfield Avenue, first right then into Cornfield Avenue.



Council Tax Band

C

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.