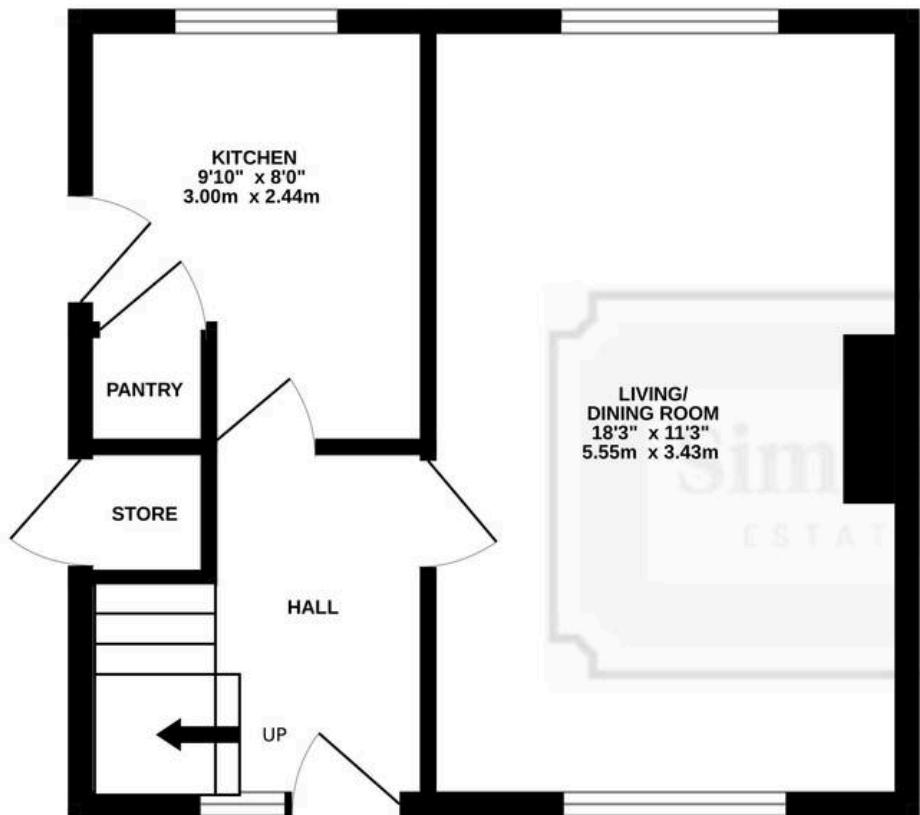




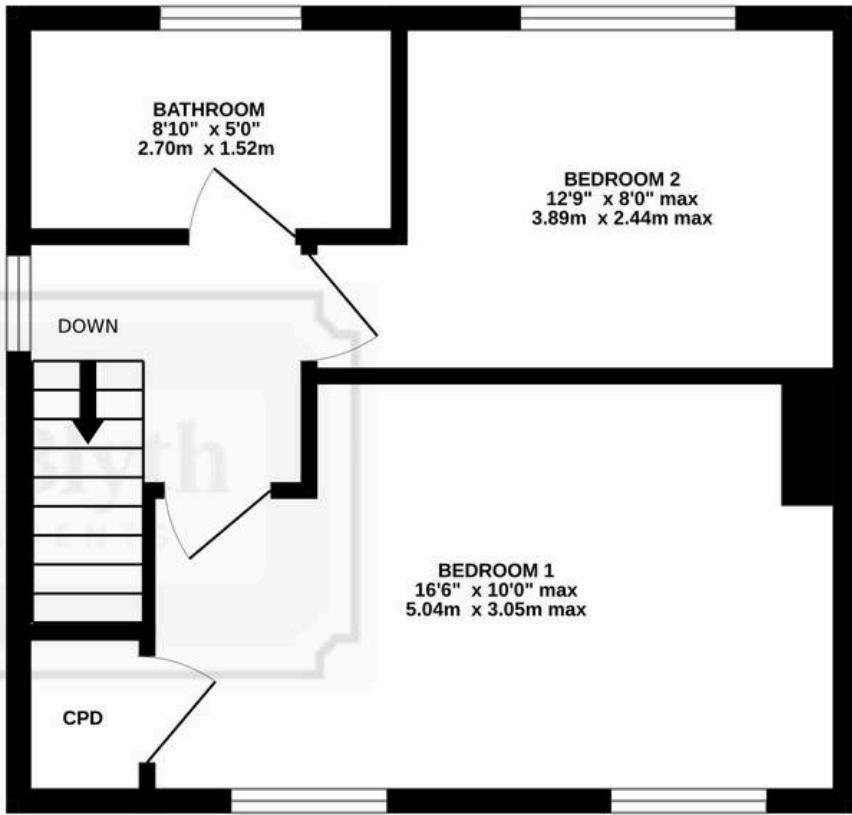
4 Alwen Avenue, Huddersfield
Huddersfield

Offers in Region of **£165,000**

GROUND FLOOR

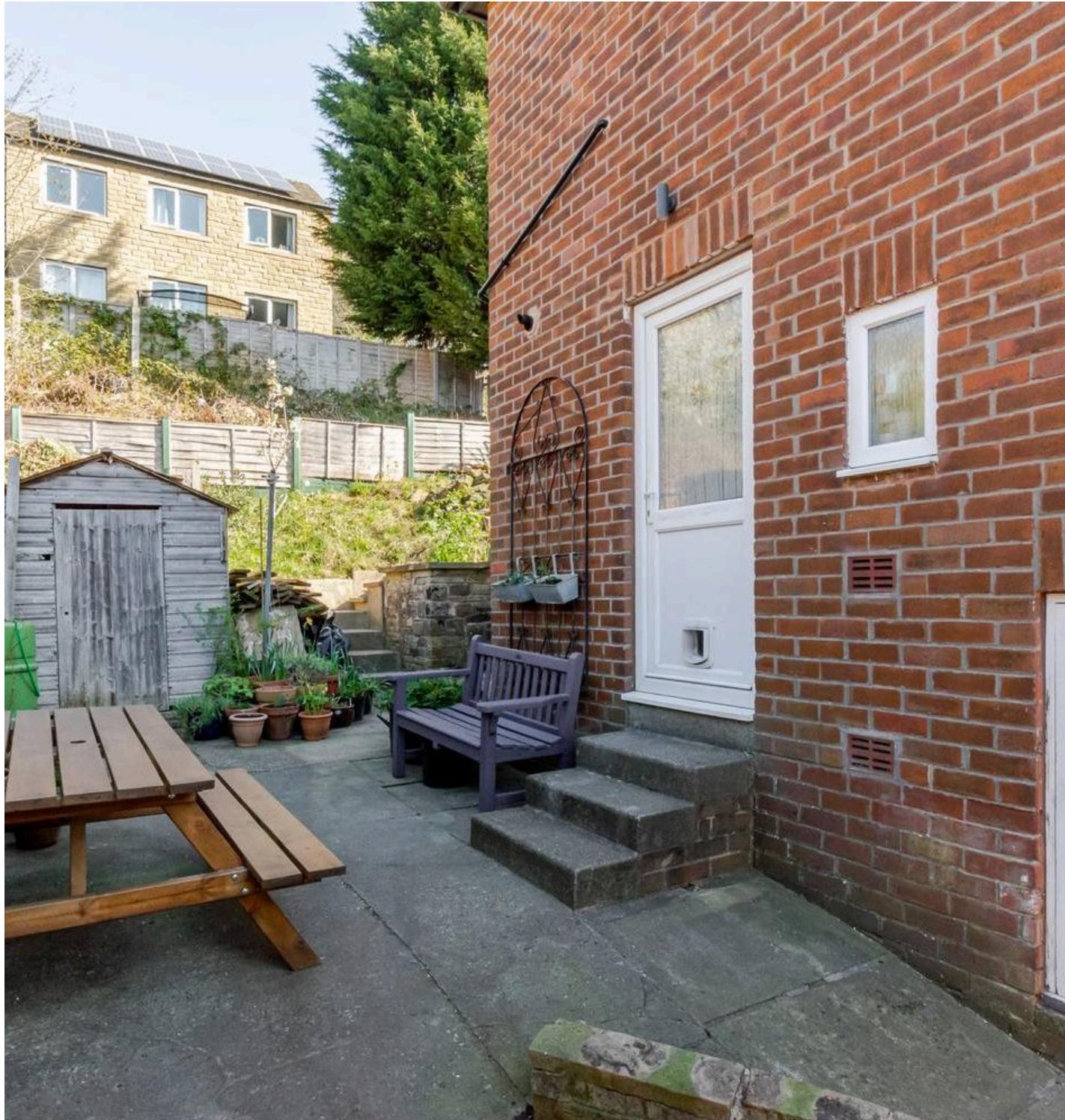


1ST FLOOR



ALWEN AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Alwen Avenue

Birkby, Huddersfield

Standing elevated from the roadside with some lovely southerly views stretching across to Castle Hill is this brick built, two double bedroom semi detached house with concrete tiled pitched roof and at the entrance to a cul de sac in a convenient location close to local shops, schools, the town centre and accessible for J24 of the M62 linking East Lancashire to West Yorkshire. The property would make an ideal first time purchase and has accommodation which is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, living/dining room with lovely views, oak flooring and multi fuel stove and fitted kitchen. To the first floor a landing leads to two double bedrooms and bathroom. Externally there is on street parking and generous terraced gardens which are laid out to front side and rear.

- *Two Double Bedroom Semi Detached property
- * Far reaching Southerly views to Castle Hill
- * Convenient location close to local shops, schools and the town centre
- * Accessible for J24 of the M62 linking East Lancashire to West Yorkshire.

Simon Blyth
ESTATE AGENTS



Ground Floor Entrance Hall

With a pvcu and frosted double glazed door with adjacent pvcu double glazed window providing the hallway with natural light, to one side the spindled return staircase rises to the first floor, there is a ceiling lightpoint, ceiling coving, central heating radiator and oak effect laminate flooring. From the hallway access can be gained to the following rooms..-

Living/Dining Room - 18' 0" x 11' 3" (5.49m x 3.43m)

As the dimensions indicate this is a spacious and well proportioned reception room with lots of natural light from pvcu double glazed windows to the front and rear elevations with the front and rear elevations enjoying views onto Castle Hill. There is oak flooring, two ceiling light points, ceiling coving, two central heating radiators and as the main focal point of the room, housed within the chimney breast there is a multi fuel stove with slate surround, brick inset and resting on a slate tiled hearth. To either side of the chimney breast there are fitted book and display shelves together with useful storage cupboards beneath.

Kitchen - 9' 8" x 8' 0" (2.95m x 2.44m)

With a pvcu double glazed window looking out over the rear garden, there are inset ceiling down lighters, ceiling coving, tile effect laminate flooring, pantry beneath the stairs, a pvcu and frosted double glazed door gives access to the side of the house. The kitchen is fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, glazed display cupboard with glass shelving, cupboard housing a I-Mini gas fired central heating boiler, there is under counter space for washing machine, four ring stainless steel gas hob with stainless steel extractor hood over and electric oven beneath, integrated fridge and concealed lighting beneath the wall cupboards.



First Floor Landing

With pvcu double glazed window to the gable, ceiling coving, ceiling light point and from the landing access can be gained to the following rooms.-

Bedroom One

16' 5" x 10' 10" (5.00m x 3.30m)

As the dimensions indicate this is a large double room which enjoys a lovely aspect with views across to Castle Hill. There are two central heating radiators, ceiling light point, ceiling coving and storage cupboard over the bulkhead.

Bedroom Two

10' 6" x 7' 8" (3.20m x 2.34m)

Another good sized double room with a pvcu double glazed window looking out over the rear garden, there is a ceiling light, loft hatch with partially boarded loft, ceiling coving and central heating radiator.

Bathroom

8' 8" x 5' 0" (2.64m x 1.52m)

With a frosted pvcu double glazed window, floor to ceiling tiled walls to two elevations, large chrome ladder style heated towel rail and fitted with a suite comprising panelled bath, incorporating hand spray, pedestal wash basin and low flush WC.





Garden

The property stands elevated from the roadside and as such provides privacy from passing traffic as well as enjoying some far reaching Southerly views across to Castle Hill. A flight of steps from the pavement rises to a terraced garden which has planted beds, small lawn and Indian stone flagged patio. To the left hand side of the house there is a timber fence and hand gate giving access to a side garden area which is bordered to one side by a hedge and has a fuel store together with a small storage cupboard which runs underneath the pantry and has power. Ideal for storing a freezer. The rear garden has a patio area, outside cold water tap, timber garden shed with steps up to a sloping garden with compost store, flagged patio and planted beds.



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main 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 in situ by the vendors.

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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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