Terrain Map

Hybrid Map

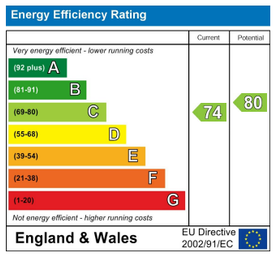
Terrain Map

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

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# BOULTONS

# Fernside Avenue

Almondbury, Huddersfield, HD5 8PF

## Offers Around £160,000

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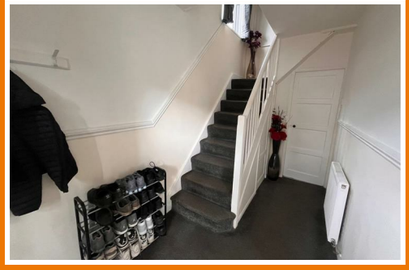


Nestled on the charming Fernside Avenue in Huddersfield, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property is designed to accommodate your needs comfortably. The inviting lounge and spacious dining kitchen provide ample space for relaxation and entertaining, making it a perfect setting for family gatherings or quiet evenings at home.

The house has been newly decorated, ensuring it is move-in ready while still offering potential for personal touches and further enhancements. The property benefits from a gas-fired central heating system, ensuring warmth and comfort throughout the colder months.

One of the standout features of this home is its picturesque wooded backdrop, providing a serene and tranquil environment. The gardens, both front and rear, offer a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the useful outbuildings at the rear present opportunities for storage or even a workshop.

Conveniently located near village amenities and schools, this property is also within easy reach of Huddersfield town centre, making it ideal for those who appreciate both the charm of village life and the convenience of urban living. This house on Fernside Avenue is not just a home; it is a place where memories can be made and cherished for years to come.

### ACCOMMODATION

### GROUND FLOOR

### RECEPTION HALL
13'2" x 5'9"

Accessed via a uPVC double glazed front door and having a staircase rising to the first floor, central heating radiator, decorative dado, cupboard storage under the stairs and two internal doors leading to the lounge and dining kitchen.

### LOUNGE
13'3" x 12'5" max into alcove

Enjoying good levels of natural light via the uPVC double glazed window positioned to the front elevation. The focal point for the room is a gas fire within a traditional surround and there is a central heating radiator and a decorative access wall around the chimney breast and alcoves.

### DINING KITCHEN
18'9" x 10'2"

Fitted with a range of base and wall units with complementary marble effect working surfaces which extend into a breakfast bar area. There are tiled splashbacks around the preparation areas, a one and a half bowl composite sink with mixer tap positioned within the worktop. The kitchen also has space for a fridge and freezer, plumbing for a washing machine and provision for a dryer. Positioned to the rear elevation are two uPVC double glazed windows which take in the attractive aspect over the garden and beyond towards a wooded area. There is a Worcester combination boiler which provides central heating and hot water and to the side is a uPVC double glazed stable style door.

### FIRST FLOOR

### BEDROOM 1
11'5" x 10'5" max

Positioned at the front of the property with a uPVC double glazed window, central heating radiator and two wardrobe/cupboard storage areas.

### BEDROOM 2
11'2" x 10'2"

With distant views over the surrounding area via the uPVC double glazed window. Central heating radiator and single wardrobe.

### BEDROOM 3
8'2" x 8'1"

With good levels of light via the uPVC double window positioned to the front elevation, central heating radiator and wardrobe extending over the bulkhead.

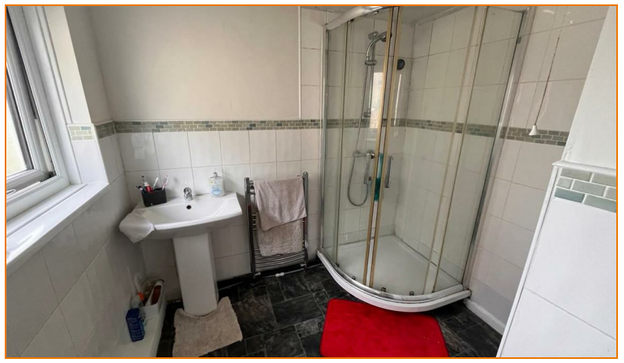
### SHOWER ROOM
8'1" x 7'4"

Fitted with a three piece suite comprising pedestal hand wash basin with mixer tap over, quadrant shower cubicle and low flush wc. There are part tiled splashbacks, heated towel rail and two uPVC double glazed windows with privacy glass inset.

### LANDING
9'7" x 7'4" incl staircase

Natural light is provided through the uPVC double glazed window with privacy glass inset on the turn of the staircase, a loft hatch allows access to the roof void (not inspected at the time of the appraisal).

### COUNCIL TAX. BAND A.

### TENURE

We understand that the property is a freehold arrangement.