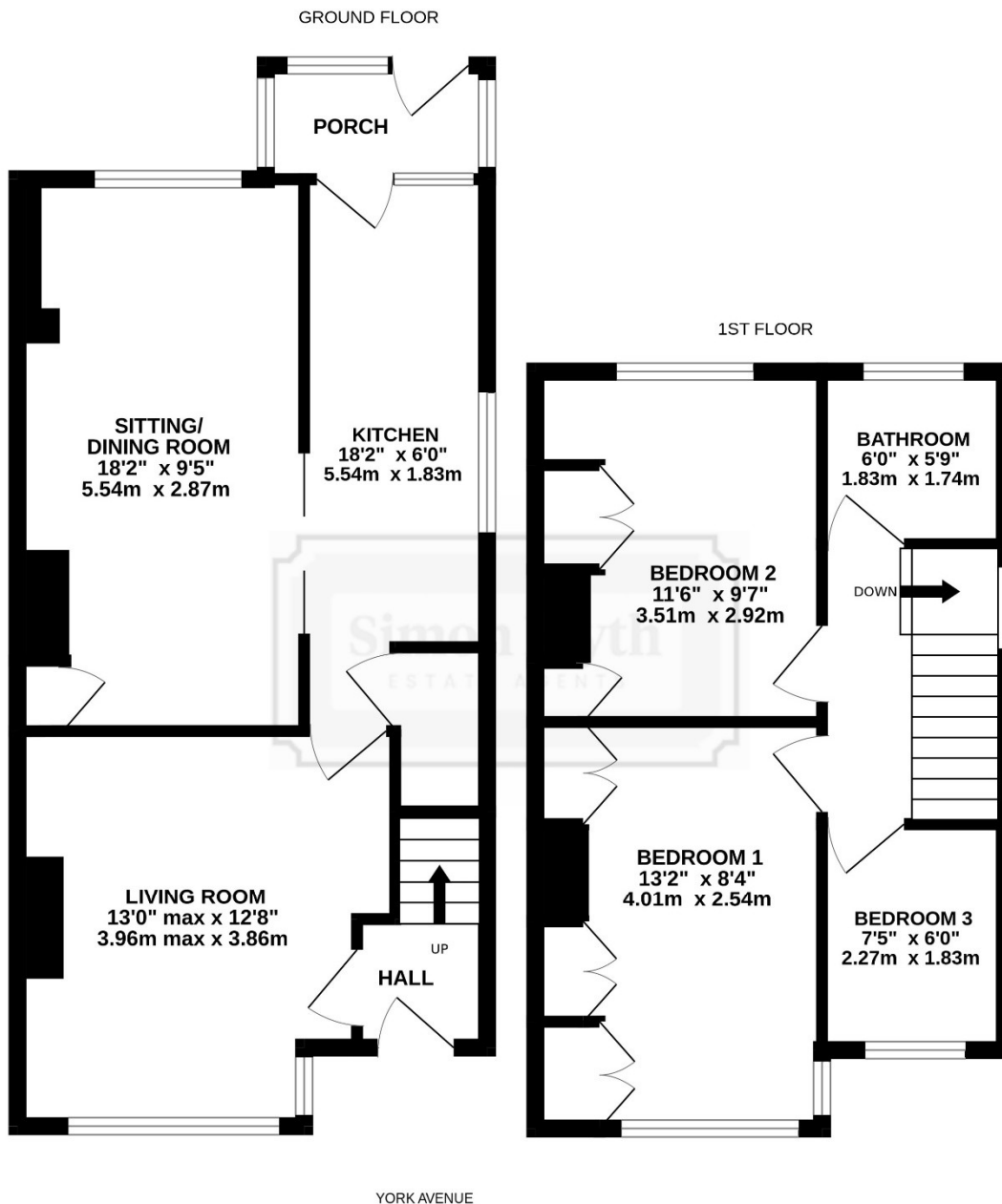




30 York Avenue, Fartown, Huddersfield, HD2 2QT



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PROPERTY DESCRIPTION

Best and final offers to be received by Friday 5th June at 12 noon.

Available with vacant possession and no onward chain is this mature bay fronted semi-detached house constructed circa 1934 and overlooking a generous rear garden with pleasant views over allotment beyond.

The property is ideal for a young family and is located in a convenient and established residential area just a short drive from the town centre, close to local schools, shops and accessible for the m62 motorway. The accommodation is arranged over two floors and has uPVC double glazing and briefly comprises to the ground floor entrance lobby, living room, dining/sitting room, kitchen and pantry. First floor landing leading to three bedrooms and bathroom. Externally there is a driveway to one side which provides off-road parking and in turn leads to a single garage together with gardens laid out to both front and rear.

Price £130,000 +

GROUND FLOOR

ENTRANCE LOBBY

With uPVC and frosted double glazed door, ceiling light point, electric storage heater and staircase rising to the first floor. To one side a door opens into the living room.

LIVING ROOM

Measurements – 13'0" x 12'8"

With uPVC double glazed windows which look out across the front garden and with far reaching views to one side. There is a ceiling light point, ceiling coving and mounted to the chimney breast is a gas fire. From the living room a timber and frosted glazed door gives access to the kitchen.



KITCHEN

Measurements – 18'2" x 6'0"

With uPVC double glazed windows to the side and rear elevations together with a uPVC and frosted double glazed door opening into an entrance porch. There is a ceiling light point, electric storage heater, range of light oak faced base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, gas cooker point, plumbing for automatic washing machine and inset one and half bowl single drainer sink with chrome mixer tap. To one side a door gives access to a pantry which has uPVC double glazed window, ceiling light point and fitted shelving. From the kitchen twin timber and frosted glazed sliding doors give access to a sitting/dining room.



SITTING/DINING ROOM

Measurements – 18'2" x 9'5"

A comfortable and well-proportioned room which has a uPVC double glazed window looking out over a generous rear garden with allotments beyond. There is a ceiling light point, two wall light points, electric wall heater, chimney breast with an inset coal effect gas fire with conglomerate marble surround and hearth. To the left-hand side of the chimney breast there are fitted cupboards.



FIRST FLOOR

LANDING

With a frosted uPVC double glazed window, electric wall heater, ceiling light point and from here access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 13'2" x 8'4" measured to wardrobes

With uPVC double glazed windows with views stretching across to Emley Moor Mast, there is a ceiling light point, fitted wardrobes and cupboards, two wall light points and chimney breast.



BEDROOM TWO

Measurements- 11'6" x 9'7"

With a uPVC double glazed window looking out over the rear garden and with views beyond over allotments. There is a ceiling light point and to either side of the chimney breasts there are fitted cupboards.



BEDROOM THREE

Measurements- 7'5" x 6'0"

This is situated adjacent bedroom one and has views across to Emley Moor Mast and Castle Hill. There is a ceiling light point, loft access and ceiling coving.



BATHROOM

Measurements- 6'0" x 5'8"

With frosted uPVC double glazed window, secondary double glazing, ceiling light point, floor to ceiling tiled walls, electric wall heater and fitted with a suite comprising panelled bath with glazed shower screen and Mira electric shower fitting over, pedestal wash basin and low flush w.c.



OUTSIDE

PARKING

To the right-hand side of the property there are gate posts together with twin wrought iron gates opening onto a tarmac driveway which provides off road parking and in turn leads to a detached single garage.

SINGLE GARAGE

With up and over door together with windows to each side and rear.

GARDENS

To the front of the property there is a low maintenance garden which is part flagged and bordered by crushed blue slate together with planted trees and shrubs. To the rear there is a larger garden which incorporates a flagged patio, lawn, planted trees, flowers and shrubs, pond and timber and glazed summer house and with a pleasant aspect over allotments beyond.





ADDITIONAL INFORMATION

Double glazing- The property has uPVC double glazing

Property tenure – Leasehold for the remainder of 999-year lease from 24/07/1934 with an annual ground rent of £3.50 paid to estates and management

Council tax band – B

Directions- Using satellite navigation enter the postcode HD2 2QT

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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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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