



## 5 Heaton Avenue

Kirkheaton, Huddersfield, HD5 0LJ

A beautifully presented two double bedroom semi-detached dormer bungalow enjoying generous gardens and a large driveway to the front which provides off road parking for multiple vehicles. Far reaching views are enjoyed from the first floor double bedroom. Conveniently located within walking distance of village amenities and a short distance to neighbouring towns such as Huddersfield and Mirfield which offer a wider variety of amenities including excellent public transport links. Motorway networks are also close-by. Also having a single garage.

Offers In The Region Of £275,000

# 5 Heaton Avenue

Kirkheaton, Huddersfield, HD5 0LJ



- TWO DOUBLE BEDROOM DORMER BUNGALOW
- CLOSE TO MOTORWAY NETWORKS
- LARGE FIRST FLOOR BEDROOM ENJOYING FAR REACHING VIEWS
- CLOSE TO LOCAL AMENITIES
- GENEROUSLY SIZED & BEAUTIFULLY PRESENTED GARDENS
- LARGE DRIVEWAY PROVIDES OFF ROAD PARKING, ALSO HAVING A SINGLE GARAGE

## Entrance

## Living Room

## Kitchen

## Dining Room

## Bathroom

## Bedroom Two

## Study

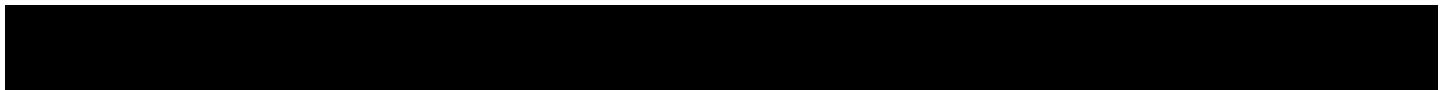
## Bedroom One

## Garden, Driveway & Garage

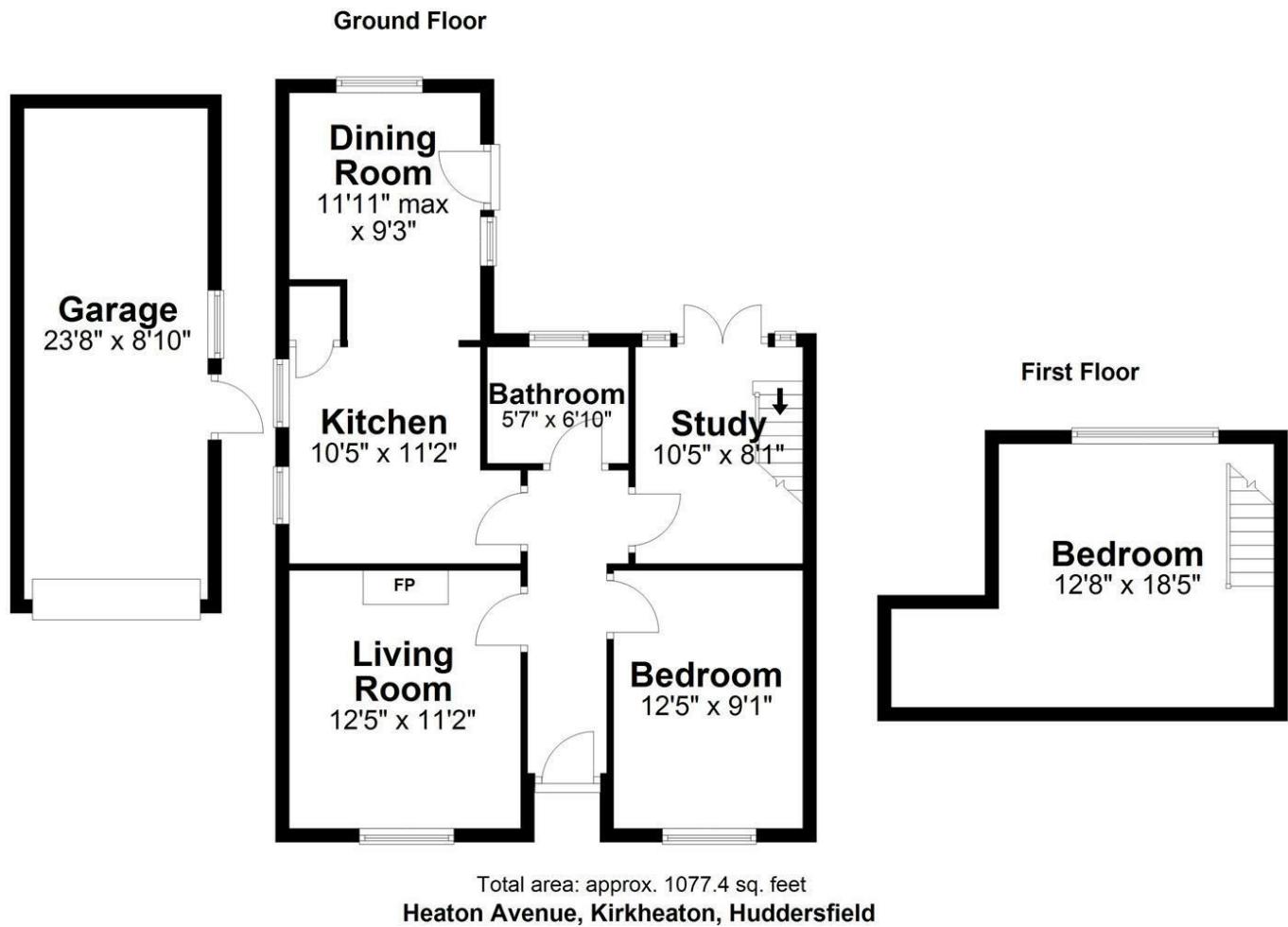


## Directions





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>	
(81-91) <span style="background-color: lightgreen; color: green; padding: 2px 5px;">B</span>		(81-91) <span style="background-color: lightgreen; color: green; padding: 2px 5px;">B</span>	
(69-80) <span style="background-color: yellow; color: green; padding: 2px 5px;">C</span>		(69-80) <span style="background-color: yellow; color: green; padding: 2px 5px;">C</span>	
(55-68) <span style="background-color: orange; color: orange; padding: 2px 5px;">D</span>		(55-68) <span style="background-color: orange; color: orange; padding: 2px 5px;">D</span>	
(39-54) <span style="background-color: red; color: white; padding: 2px 5px;">E</span>		(39-54) <span style="background-color: red; color: white; padding: 2px 5px;">E</span>	
(21-38) <span style="background-color: darkorange; color: orange; padding: 2px 5px;">F</span>		(21-38) <span style="background-color: darkorange; color: orange; padding: 2px 5px;">F</span>	
(1-20) <span style="background-color: darkred; color: white; padding: 2px 5px;">G</span>		(1-20) <span style="background-color: darkred; color: white; padding: 2px 5px;">G</span>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
 All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
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[snowgate.co.uk](http://snowgate.co.uk)