







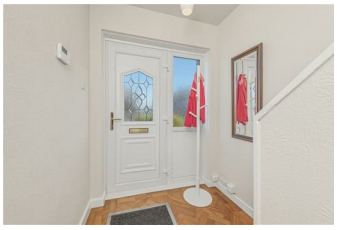
9 St. Annes Avenue, Huddersfield, HD3 3RU

Offers Over £230,000

Offered FOR SALE with NO CHAIN is this THREE bedroom SEMI-DETACHED property in the Ainley Top area of Huddersfield. Accommodation comprises; Entrance hallway, lounge/diner, kitchen and conservatory. To the first floor; landing, three bedrooms and bathroom. Garden to front and rear. Driveway providing off road parking and garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway




Upvc obscure double glazed door and window to front, wood floor and radiator. Telephone point, understairs storage housing the fusebox, electric meter and gas meter. Programmer/room stat, staircase access to first floor and doors to kitchen and lounge/diner;

Lounge/Diner 11'9" max x 20'11" max exc. bay (3.6 max x 6.4 max exc. bay)









Upvc double glazed half bay window to front, two t.v. points and two radiators. Electric fire with decorative surround, coving to ceiling and wall lights. Door to conservatory and kitchen;

Kitchen 8'8" x 8'10" (2.65 x 2.7)





Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, dishwasher and gas cooker point with extractor hood above. Stop tap, space for fridge/freezer, stainless steel sink and drainer. Upvc double glazed window to rear and Upvc obscure double glazed stable door to side.

Conservatory 7'10" x 8'0" (2.4 x 2.45)



Tiled floor and Upvc double glazed windows to three sides (one side obscure).

First Floor

Landing



Loft hatch, Upvc double glazed window to side and doors to bathroom and bedrooms;

Bedroom One 11'3" max x 12'1" max (3.45 max x 3.7 max)




Double bedroom with radiator, laminate floor, built in wardrobes and dresser and Upvc double glazed window to front.

Bedroom Two 8'10" max x 11'3" max (2.7 max x 3.45 max)



Double bedroom with laminate floor, radiator and Upvc double glazed window to rear. Fitted wardrobes, drawers and dresser. 'Ideal' condensing combi boiler (fitted 2025).

Bedroom Three 7'6" max x 9'6" max (2.3 max x 2.9 max)



Single bedroom with laminate floor, radiator and Upvc double glazed window to front. Built in bulk head wardrobe.

Bathroom





Three piece suite comprising low flush w.c. sink with vanity unit and bath with electric shower and folding glass shower screen. Grab rail, radiator and extractor fan. Tiled floor, fully tiled walls and Upvc obscure double glazed window to rear. 1.65 x 1.9

External

















Lawn garden with bushes and shrubbery to front. Patio garden with raised bed with bushes and shrubbery to rear.

Garage



Up and over door. Power and light. Security light.

Parking

Driveway provides off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Water

Water meter

Energy Rating

D

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

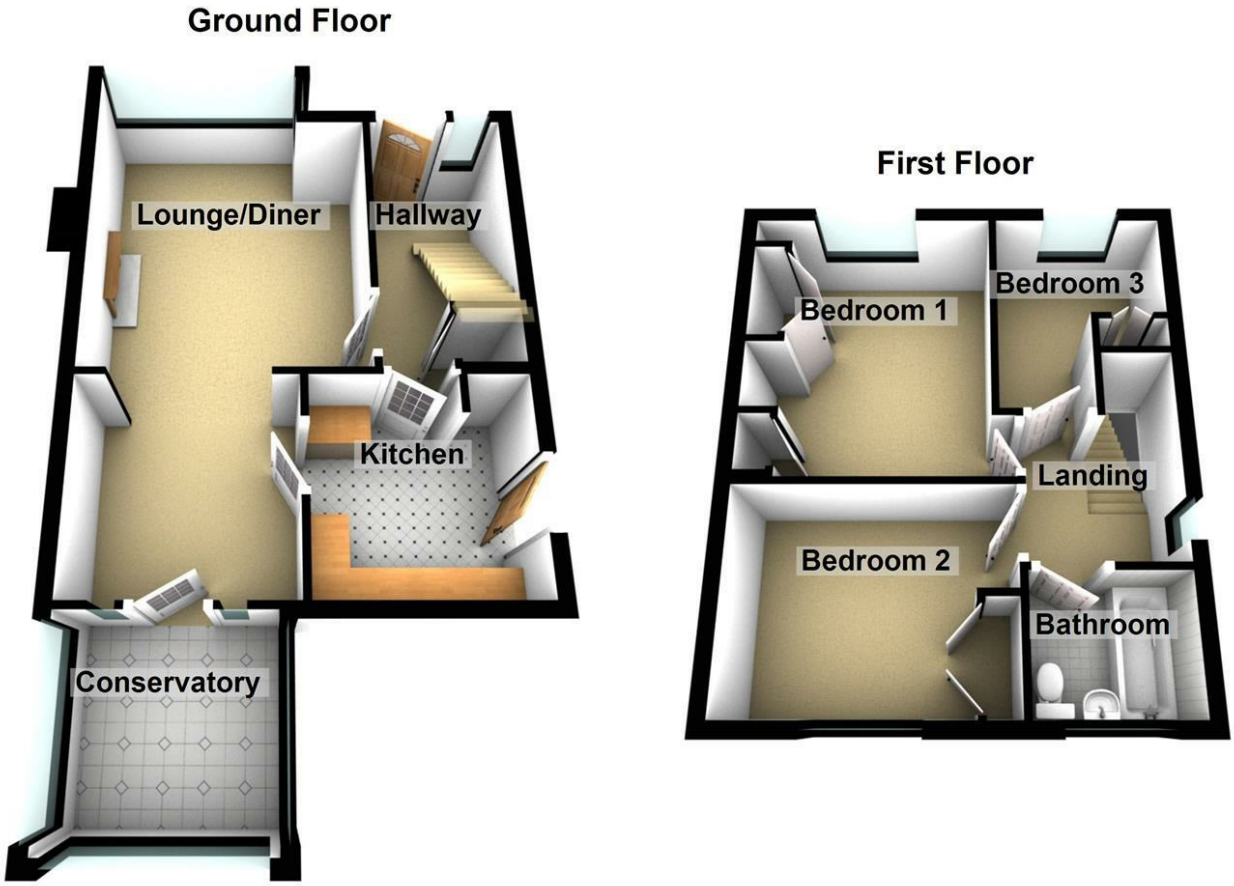
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

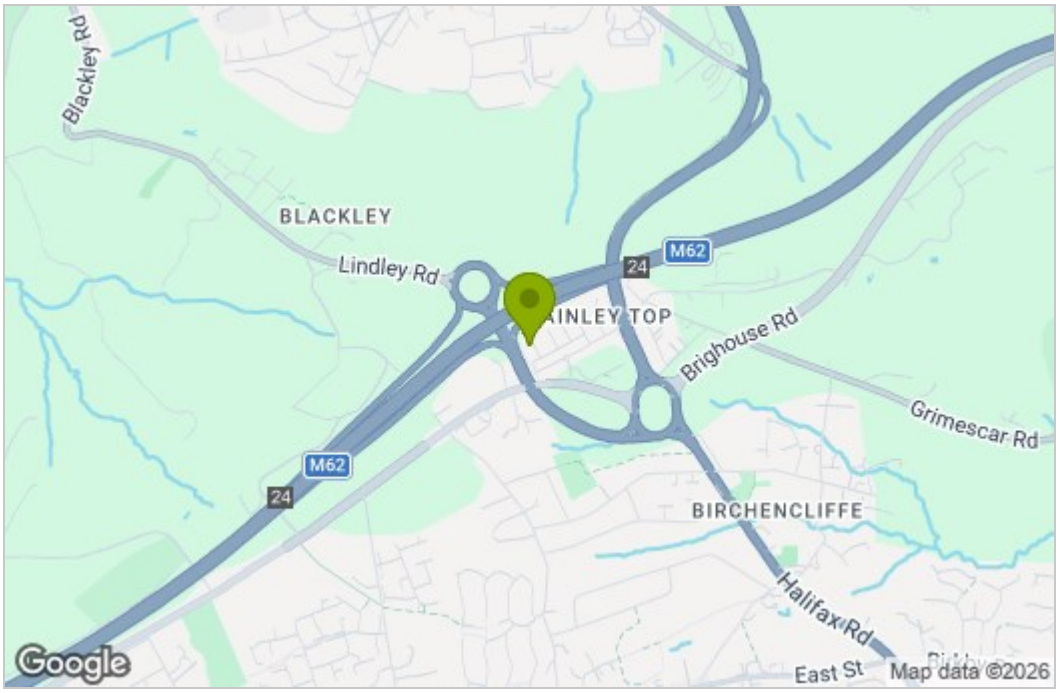
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

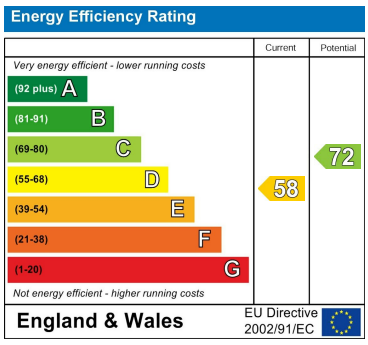
Floor Plan

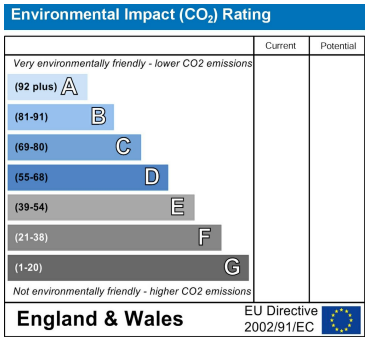


Area Map



Energy Efficiency Graph





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.

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