

martin-thornton.com
01484 508000



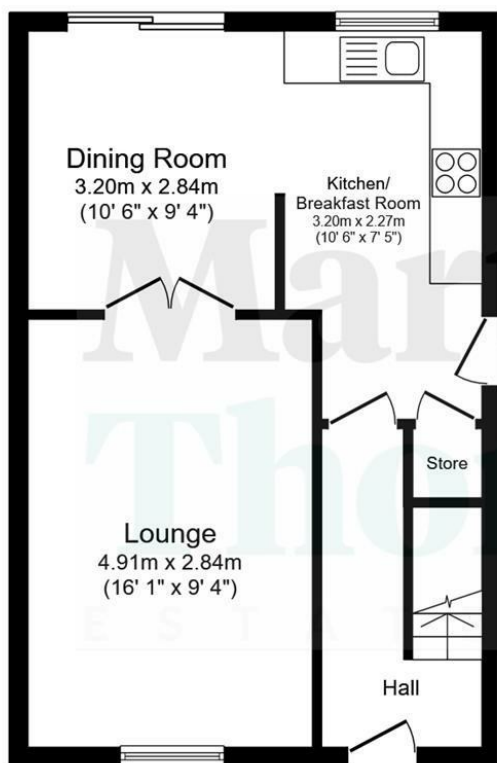
Woodedge Avenue, Dalton Huddersfield,

Offers in the region of
£190,000

Located to a lovely cul-de-sac position is this two double bedroom semi detached property. The property may well prove suitable to the first time buyer or professional couple looking to access nearby M62 motorway networks serving both Leeds and Manchester city centres. The property comprises; entrance hall, Kitchen/Diner, Lounge, Two Double Bedrooms and a House Bathroom. At the front of the property, there is a block paved driveway providing off-road parking and a fenced and walled garden with mature shrubbery borders. The rear garden has a slate patio area and a composite decked area with uplighting, perfect for outdoor entertaining. The rear garden benefits from a southerly aspect. Internally, the property benefits from a gas central heating system and is fully uPVC double glazed.

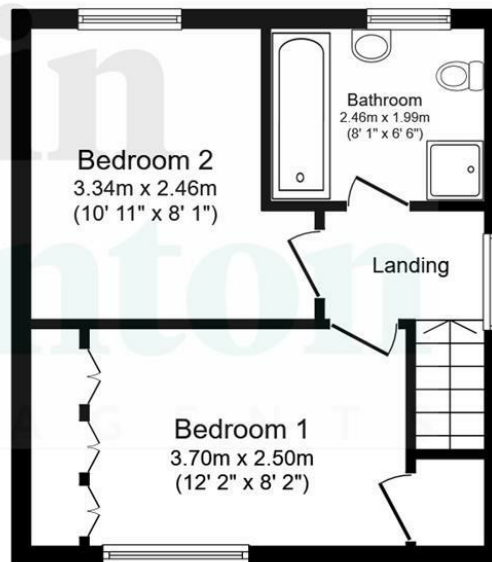
**Woodedge Avenue, Dalton
Huddersfield,**

Floorplan



Ground Floor

Floor area 42.8 sq.m. (460 sq.ft.)



First Floor

Floor area 30.9 sq.m. (333 sq.ft.)

Total floor area: 73.7 sq.m. (794 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Woodedge Avenue, Dalton Huddersfield,

Details



Entrance Hall

A uPVC door with double-glazed inserts opens to the entrance hall, which has ceiling downlighting and a radiator. A staircase leads to the first floor and access can be gained to the following rooms:

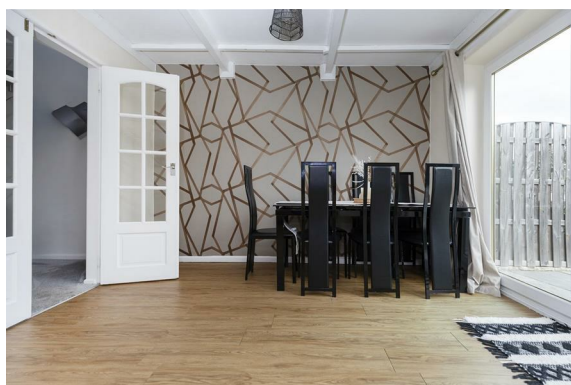
Kitchen

A timber door gives access to the spacious kitchen, which has a range of wall and base cupboards with brick style tiled splashbacks, roll-edge worktops and a stainless steel sink unit. Integrated appliances include an oven, four-ring gas hob and a canopy style filter hood. There is plumbing for an automatic washing machine, space for a freestanding fridge freezer and two useful storage cupboards with shelving. There is ceiling downlighting, a radiator and laminate style flooring. This room is home to the Worcester Bosch central heating boiler. A uPVC door with double-glazed inserts gives access to the side elevation, and a uPVC double-glazed window allows natural light from the rear elevation. An archway leads to the dining room.



Dining Room

This room enjoys a continuation of the laminate style flooring and has plenty of space for a dining table. It has exposed timber beams to the ceiling, a ceiling light point and a set of uPVC patio doors giving access to the rear garden. Timber and glazed doors give access to the living room.



Woodedge Avenue, Dalton Huddersfield,

Details



Living Room

This reception room is positioned at the front of the property and has a uPVC window overlooking the garden. It has coving to the ceiling, two wall light points and a radiator. The focal point of the room is a stone fire surround and hearth, home to a gas fire.



First Floor Landing

From the entrance hall, a staircase leads to the first floor landing, where there is a uPVC window to the side elevation, ceiling downlights and access to boarded loft space.

Bedroom One

This double bedroom is positioned at the front of the property and has floor-to-ceiling fitted wardrobes with hanging rails and shelving. It has a uPVC window, space for further furniture, a ceiling light point and a radiator.



Woodedge Avenue, Dalton Huddersfield,

Details



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window overlooking the garden. There is space for further furniture, a ceiling light point and a radiator.



House Bathroom

The bathroom has a white suite comprising a panelled bath, a corner shower cubicle, home to a Triton electric shower, a pedestal hand basin and a low-level WC. The floor is tiled with contrasting tiling to the walls. The room has ceiling downlighting, a uPVC window to the rear elevation and a chrome ladder style heated towel rail.



Woodedge Avenue, Dalton Huddersfield,

Details



External Details

At the front of the property, there is a block paved driveway providing off-road parking and a fenced and walled garden with mature shrubbery borders. A flagged pathway leads around the side of the property, with a wrought iron access gate. The rear garden has a slate patio area and a composite decked area with uplighting, perfect for outdoor entertaining. There is a useful potting shed, outside water and lighting. The rear garden benefits from a southerly aspect.



Tenure

The vendor informs us the property is Leasehold.

Woodedge Avenue, Dalton Huddersfield,

Directions

