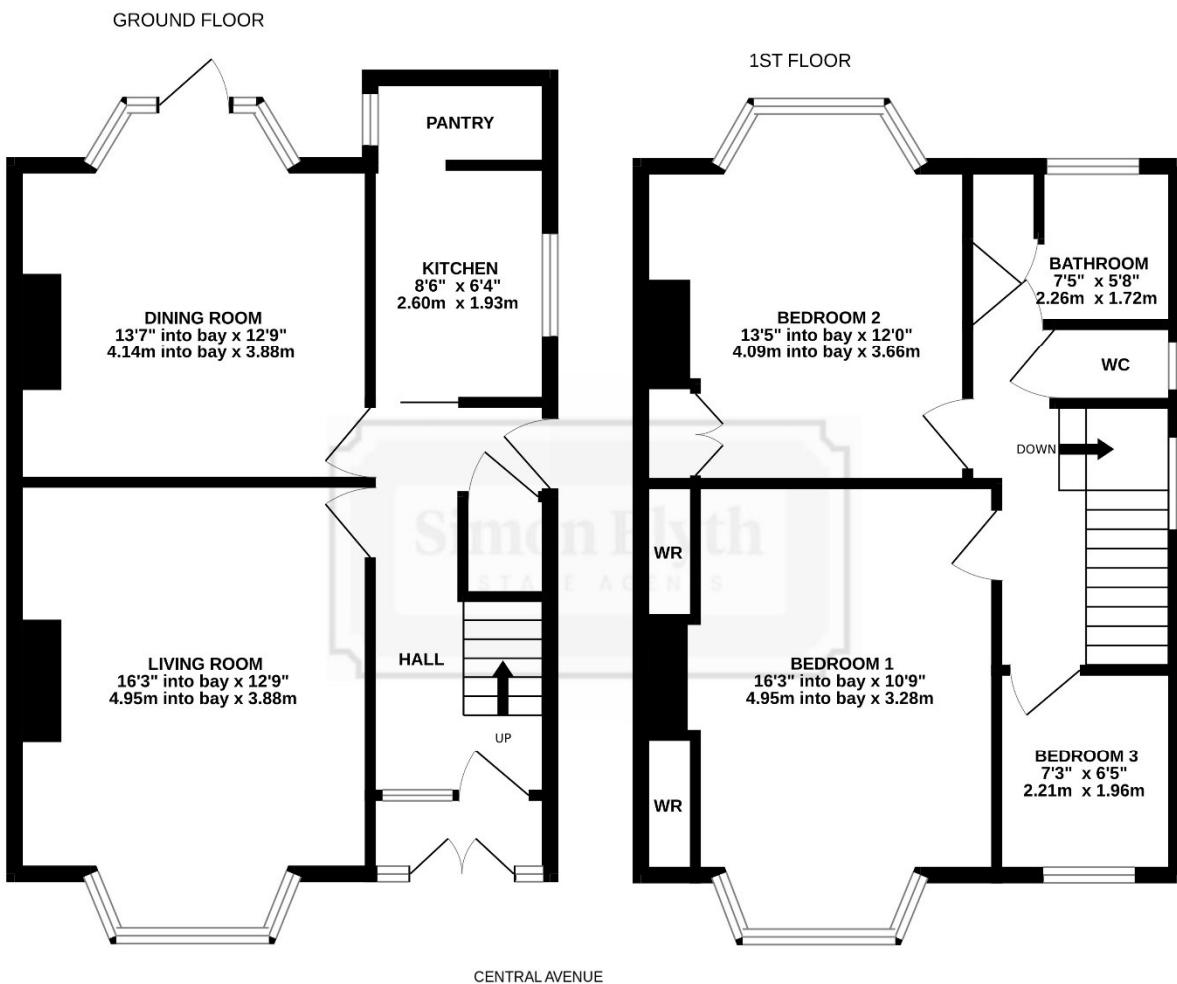




44 Central Avenue, Fartown, Huddersfield, HD2 1DA



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PROPERTY DESCRIPTION

Best and final offers to be received by 12 noon on Wednesday 11th March.

A traditional three bedrooomed semi-detached house constructed circa 1936 and featuring double height walk in bay windows to both front and rear elevations together with a lovely large well stocked garden at the rear.

The property will require a general programme of modernisation and refurbishment but offers great potential and is located on a pleasant tree lined road close to woodland and accessible for both the town centre and M62 motorway. The accommodation is served

by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance vestibule, entrance hall, bay fronted living room, bay fronted dining room, kitchen and pantry. First floor landing to leading to bay fronted master bedroom, bay fronted second bedroom and bedroom three together with bathroom and separate w.c. Externally there is a concrete driveway providing off-road parking together with a lean-to garage and gardens laid out to front and rear.

Price Guide £165,000 plus

GROUND FLOOR

ENTRANCE VESTIBULE

With twin timber and glazed doors, quarry tiled floor, ceiling light point and from here twin timber and frosted glazed doors open into the entrance hall.

ENTRANCE HALL

Measurements- 14'2" x 6'5"

With display niche with inset bevelled mirror, ceiling light point, central heating radiator and to one side a staircase rises to the first floor with useful storage cupboard beneath and timber door giving access to the rear. From the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 16'3" into bay x 12'9"

With walk in bay having uPVC double glazed windows looking out over the front garden and providing the room with plenty of natural light. There is a ceiling light point, picture rail, two central heating radiators and as the main focal point of the room there is a fireplace with a polished oak surround, tiled inset and open fire.



DINING ROOM

Measurements- 13'7" into bay x 12'9"

With a walk-in bay having timber and sealed unit double glazed windows with a central uPVC and sealed unit double glazed door providing access to the generous rear garden. There is a ceiling light point, central heating radiator and chimney breast with display shelving within.



KITCHEN

Measurements- 8'6" x 6'4"

With a uPVC double glazed window, ceiling light point, floor to ceiling tiled walls, central heating radiator and fitted with base and wall cupboards, drawers, overlying worktops, inset single drainer one and half bowl sink with chrome mixer tap, space for fridge and under counter space for washing machine. At the far end of the kitchen the doorway gives access to a pantry. This has a frosted uPVC double glazed window, wall mounted Vaillant gas fired central heating boiler and electric cooker point.



FIRST FLOOR LANDING

With frosted uPVC double glazed window, ceiling light point and loft access. From the landing access can be gained to the following room: -

BEDROOM ONE

Measurements- 16'3" into bay x 10'9" measured to wardrobes

With a walk-in bay having uPVC double glazed windows looking out over the front garden, there is a ceiling light point, central heating radiator and to either side of the chimney breast there are fitted floor to ceiling sliding door mirror fronted wardrobes.



BEDROOM TWO

Measurements- 13'5" into bay x 12'0"

With a walk-in bay having uPVC double glazed windows with a lovely aspect over the properties generous rear garden. There is a ceiling light point, central heating radiator, chimney breast and to the left-hand side of the chimney breast there are fitted wardrobes.



BEDROOM THREE

Measurements- 7'3" x 6'5"

This is situated adjacent to bedroom one and has a uPVC double glazed window looking out over the front garden, there is a ceiling light point and central heating radiator.



BATHROOM

Measurements- 7'5" x 5'8"

With a frosted uPVC double glazed window, fitted storage cupboards, ceiling light point, central heating radiator, part tiled walls and fitted with a suite comprising panelled bath and pedestal wash basin.



WC

Measurements- 4'4" x 2'4"

With a frosted uPVC double glazed window, part tiled walls and fitted with a low flush w.c.

OUTSIDE

PARKING

To the right-hand side of the property there are twin wrought iron gates opening on to a concrete driveway which provides off- road parking. The driveway leads to a lean-to single garage with up and over door and courtesy door at the rear.

GARDENS

To the front of the property there is a lawned garden boarded by trees and shrubs. To the rear there is a much larger garden with a flagged patio which can be accessed from the dining room, from here there are four steps that lead to two lawns divided by a central flagged pathway and boarded by mature trees and shrubs and beyond this there are three steps rising to a further lawn area which is also boarded by trees and shrubs.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system.

Double glazing- The property is majority uPVC double glazed.

Council Tax Band- C

Tenure- Leasehold remainder of 999-year lease from the 31st March 1936 with a nominal annual ground rent.

Directions- Using satellite navigation enter the postcode HD2 1DA

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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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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