



**Huntingdon Avenue, HUDDERSFIELD, HD2 1TN**

**welcome to**

## **Huntingdon Avenue, HUDDERSFIELD**

An immaculately presented home in highly sought-after Bradley, located in a peaceful spot close to schools, amenities and the M62 networks. With a driveway, an integral garage and fabulous garden space making this the ideal home for those looking to upsize and settle in a move-in ready home.

### **Entrance Hall**

The entrance hall is welcoming and practical, finished with a laminated floor for a clean, modern look. An understairs area provides useful storage, helping to keep the space tidy and functional while setting the tone for the rest of the home.

### **Lounge**

12' 8" into recess x 17' 8" ( 3.86m into recess x 5.38m )  
The lounge is a generously sized living area, measuring 12.8ft into recess by 17.8ft, and finished with laminated flooring for a modern touch. A newly installed multi-fuel fireplace creates a striking focal point, adding both warmth and character to the room. A double-glazed window to the front floods the space with natural light, while a patio door to the rear provides a seamless connection to the conservatory and garden beyond. This inviting room perfectly balances comfort and practicality, making it an ideal space for family living.

### **Kitchen**

11' 6" x 7' 4" ( 3.51m x 2.24m )  
The kitchen is bright and modern, finished with a laminated floor and matching worktops for a sleek look. It is well equipped with a gas oven and hob, complemented by a 1.5 drainer sink set beneath a double-glazed window to the rear. Practicality is ensured with designated space for both a fridge and freezer, making this a functional and stylish hub of the home.

### **Utility Room/Garage**

11' 6" x 16' 7" ( 3.51m x 5.05m )  
The utility room provides a practical extension to the kitchen, with laminated tops offering useful workspace and a fitted carpet for comfort underfoot. It benefits from a single integral access into the garage, ideal for additional storage or convenience. A double-glazed window to the rear brings in natural light, making this a bright and functional area for everyday household tasks.

### **Landing**

The landing is neatly presented with a fitted carpet, creating a warm and practical space that connects the first-floor rooms. A loft hatch provides access to additional storage above, while integral cupboards offer convenient built-in storage solutions, keeping the area tidy and functional.

### **Bedroom One**

8' 10" x 16' ( 2.69m x 4.88m )  
Bedroom One is a spacious and comfortable room, finished with a fitted carpet for warmth underfoot. A double-glazed window to the front allows plenty of natural light to brighten the space, while integrated cupboards provide excellent built-in storage, keeping the room both practical and uncluttered.

### **Bedroom Two**

9' 1" x 11' 8" ( 2.77m x 3.56m )  
Bedroom Two is a comfortable and versatile space, finished with a fitted carpet for warmth and practicality. A double-glazed window to the rear provides pleasant garden views while allowing natural light to brighten the room, making it ideal as a second bedroom, guest room, or home office.

### **Bedroom Three**

9' 6" x 8' 6" ( 2.90m x 2.59m )  
Bedroom Three is neatly presented with a fitted carpet, offering comfort and practicality. A double-glazed window to the rear provides pleasant views over the garden while allowing natural light to brighten the space, making it a versatile room suitable for a bedroom, study, or nursery.

### **Bedroom Four**

9' 10" x 8' ( 3.00m x 2.44m )  
Bedroom Four is a versatile space, finished with a fitted carpet for comfort. A double-glazed window to the front brings in natural light, while a loft hatch provides access to additional storage above. The loft has been partially boarded, offering practical extra space and making this room ideal for use as a bedroom, study, or hobby room.

### **Bathroom**

The bathroom is well appointed with a pedestal sink and a W/C, complemented by laminated flooring for a clean and modern finish. A bath with shower over provides versatility, while an extractor fan ensures effective ventilation. A double-glazed window to the rear allows natural light to brighten the space, creating a fresh and functional environment.

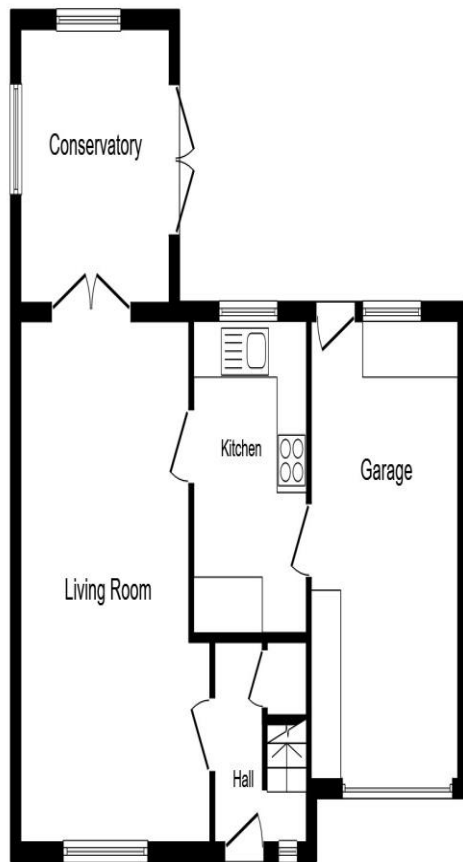
### **Conservatory**

The conservatory is a bright and inviting space, finished with a fitted carpet for comfort. Double-glazed windows surround the room, allowing natural light to flood in while offering pleasant views over the rear garden. This versatile area is ideal for relaxing, dining, or enjoying the outdoors from the comfort of indoors.

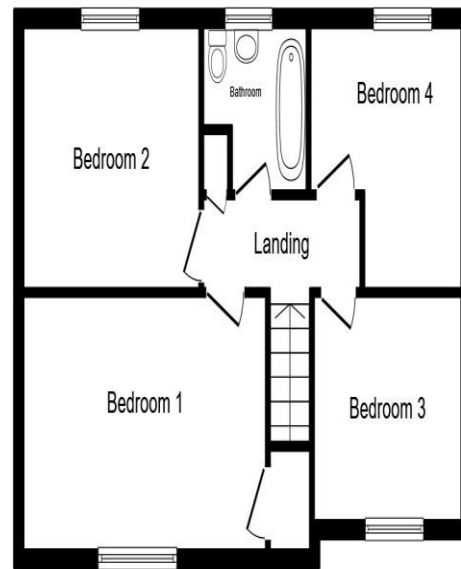
### **Rear Garden**

The rear garden is a delightful outdoor space, laid mainly to lawn and complemented by a recently installed Indian stone patio, perfect for entertaining or relaxing. An established apple tree adds character and charm, while two stone-built outhouses provide excellent additional storage. The garden is fully enclosed, offering both privacy and practicality.





**Ground Floor**



**First Floor**

Total floor area 106.3 m<sup>2</sup> (1,145 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



**welcome to**  
**Huntingdon Avenue,**  
**HUDDERSFIELD**

- Extended semi-detached home
- Driveway and integral garage
- Highly sought-after Bradley
- Fabulous garden space
- Fully modernised throughout

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price  
**£200,000**



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