



Newsome Avenue, Newsome, Huddersfield, HD4 6JW


**william
h brown**

welcome to

Newsome Avenue, Newsome, Huddersfield

A well-presented and tastefully updated two-bedroom home in a sought-after Newsome Road location, offering modern interiors, generous living space, and attractive gardens. Ideal for buyers seeking a move-in-ready property close to amenities, schools, and transport links.



Lounge

10' 5" x 13' 2" (3.17m x 4.01m)

A bright and welcoming lounge featuring fitted storage, a double-glazed window for excellent natural light, soft carpet underfoot, and a radiator providing a warm, comfortable setting.

Kitchen

10' 10" x 11' 3" (3.30m x 3.43m)

A modern, neatly presented kitchen featuring an electric oven with electric hob, a hooded extractor, and stylish beige cupboards paired with matching laminate worktops and flooring. A window and radiator provide light and comfort, while ample space is available for appliances including a dishwasher. A rear door leads directly out to the garden, adding convenience and easy outdoor access.

Utility Room

A versatile utility room designed to keep everyday living organised and effortless. Generous space for a washing machine allows for smooth laundry routines, while thoughtfully planned extra storage space provides a practical home for cleaning essentials, household items, and seasonal belongings. The layout maximises efficiency, ensuring everything has its place without compromising comfort or accessibility.

Landing

A carpeted landing area that leads directly to both bedrooms and the bathroom, offering a soft, comfortable finish underfoot and a natural flow between the main rooms.

Bedroom One

14' 11" x 10' 5" (4.55m x 3.17m)

A spacious double bedroom featuring fitted wardrobes, soft carpet, a radiator for year-round comfort, and a window that fills the room with natural light.

Bedroom Two

8' 9" x 11' 3" (2.67m x 3.43m)

A bright and comfortable double bedroom offering generous space, with a window that brings in plenty of natural light, soft carpet underfoot, and a radiator to keep the room warm and inviting.

Bathroom

A modern, fully tiled bathroom featuring a neatly presented suite with a shower over the bath, a WC, and a sink with useful under-storage. A heated towel rail adds both warmth and practicality.

External

The front garden is a generous lawned space with plenty of room and clear potential to create a private driveway if desired, while on-street parking is available directly outside. The rear garden is south-facing and designed for moderate maintenance, featuring a mix of lawn, patio, and turf, all enclosed by fencing. There is ample room for outdoor furniture as well as children's play items, making it a versatile and enjoyable outdoor area.



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Newsome Avenue, Newsome Huddersfield

- Two spacious double bedrooms
- Bright lounge with new carpets and fitted storage
- Spacious front and rear gardens
- New carpets and double glazing throughout
- Contemporary bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£165,000



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