

# BOULTONS

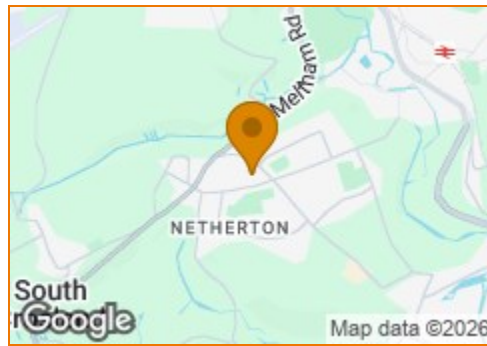
Terrain Map



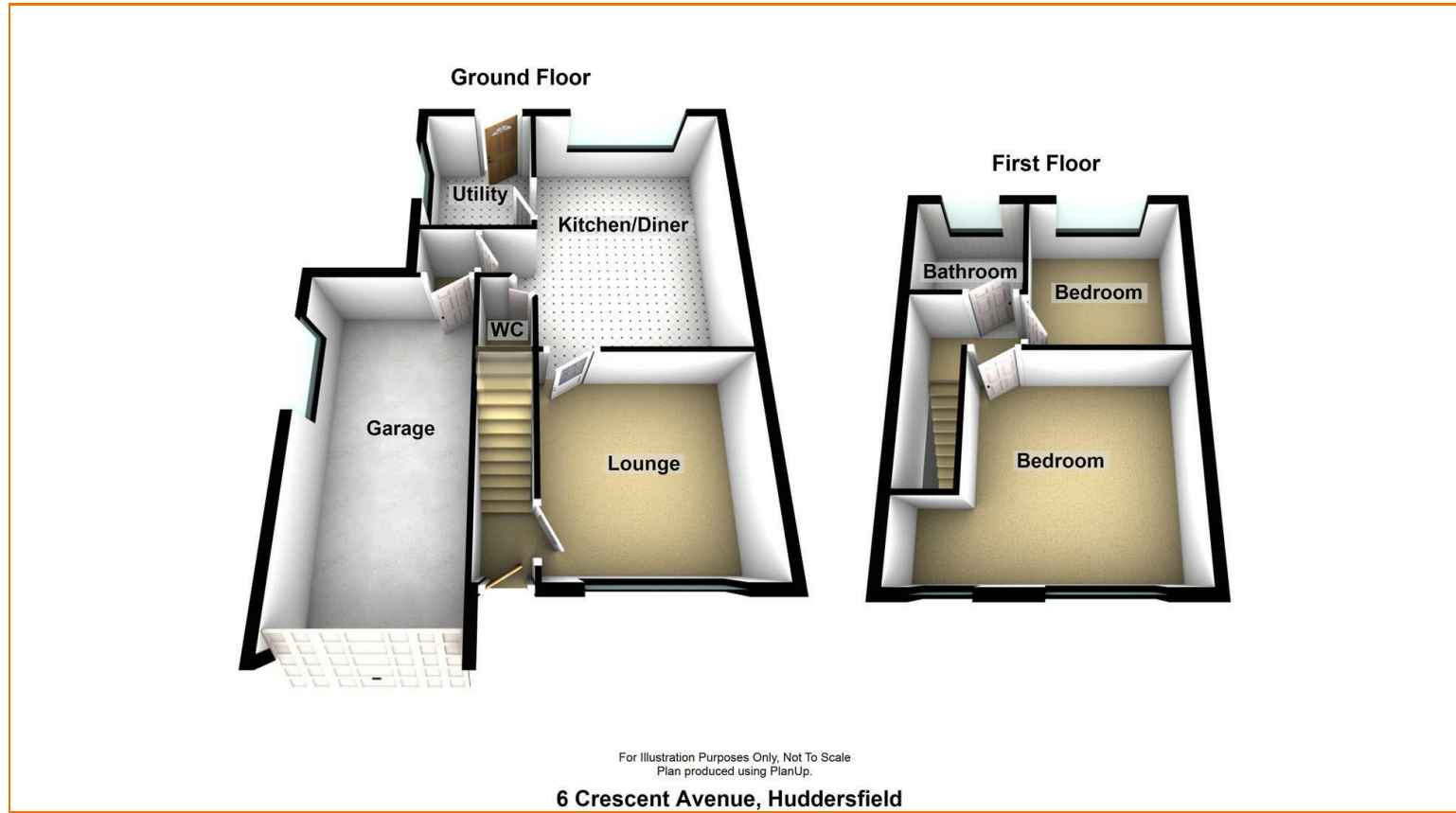
Hybrid Map



Terrain Map



Floor Plan



**Crescent Avenue**  
Netherton, Huddersfield, HD4 7JD

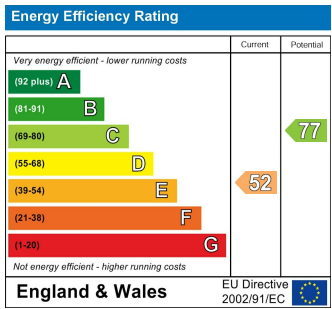
Offers Around £255,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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# Crescent Avenue

Netherton, Huddersfield, HD4 7JD

## Offers Around £255,000



Nestled in a charming cul-de-sac is this superb end terrace house offering a delightful blend of comfort and modern living. With two spacious and inviting reception rooms, including an eye catching living kitchen this property is perfect for both relaxation and entertaining. The two double bedrooms provide ample space for rest, while the well-appointed bathrooms and ground floor w.c ensure convenience for all residents and guests.

This home is truly "move in ready," allowing you to settle in without the hassle of renovations. The sought-after semi-rural village location adds to its appeal, offering a peaceful atmosphere while still being within easy reach of local village amenities and wider transport links.

Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy a stylish lifestyle in a vibrant community.

Don't miss the chance to make this lovely house your new home and call now to book your viewing.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE LOBBY

Accessed via a composite double glazed front door with a contemporary column style radiator in a black/graphite colour scheme with centrally positioned mirror detail inset. There is an attractive oak finished internal door leading through into to the lounge and there is also a staircase rising to the first floor. Finished with a light oak effect laminate floor covering which is extended through to the lounge.

##### LIVING ROOM

12'4" max x 11'11"

This spacious and attractive reception room features a contemporary log effect gas fire, recessed within the

chimney breast, has provision for a wall mounted television, also on the chimney breast. There are attractive base level storage units in each alcove, finished in an oak design with matching shelves over. The aforementioned laminate flooring is continued through from the entrance lobby and also into the dining/living kitchen. You will also find a central heating radiator, spotlights in the ceiling and a uPVC double glazed picture window positioned to the front elevation.

##### DINING/LIVING KITCHEN

16'7" max x 16'4" max

This social, well presented living kitchen has a central island, providing a hub for the home. There is a range of contemporary, high gloss handleless wall and base units with marble effect worktops atop the base units, draws and island and which incorporate a stainless steel inset sink unit with drainer and spray mixer tap. The kitchen is further equipped with a five ring induction hob with contemporary glass extraction unit over and there is a fitted double oven. You will also benefit from a wine/drinks fridge in the centre island, an integrated dishwasher and excellent levels of natural light via Velux skylight on the rear roof slope and the uPVC double glazed window position to the rear elevation. In the dining/sitting area there is central heating radiator, there are spotlights within the ceiling, provision for a wall mounted television and alcove shelving. Concealed within a cupboard units is the fuse board and electricity meter. There are oak styled interior doors led to the wc and utility room respectively.

##### CLOAKROOM/WC

Fitted with a vanity hand wash basin with chrome mono block mixer tap and a low flush wc. The oak style laminate flooring is continued into this cloak room.

##### LOBBY AREA

Positioned behind the integral garage door with auto sensor light.

##### INTEGRAL GARAGE

18'0" x 8'0"

Lean-to style. Subject to works and consents there is potential for future extension to this end of the property.

##### UTILITY

8'6" x 6'8"

Fitted with matching wall, drawer and base units with marble effect working surfaces incorporating a stainless steel inset sink unit with spray mixer tap. There are two uPVC double glazed windows positioned to the gable end, central heating radiator, a continuation of the light oak laminate floor covering and a uPVC double glazed door leading out to the exterior of the property. Plumbing for a washing machine, spotlights within the ceiling and concealed within one of the tall units is the combination boiler.

##### FIRST FLOOR

##### LANDING

With a loft hatch and pull-down allowing access to the roof space (not inspected at the time of the appraisal), auto lighting.

##### BEDROOM 1

16'2" x 10'9"

This well presented master bedroom is fitted with a range of bedroom furniture including triple and double alcove robes which provide a range of hanging and shelving. Central heating radiator, spotlights in the ceiling and two uPVC double glazed windows positioned to the front elevation.

##### BEDROOM 2

9'6" x 8'11"

Positioned to the rear of the property with a uPVC double glazed window and central heating radiator.

##### BATHROOM

6'7" x 5'9"

Fitted with a contemporary three piece suite comprising low flush wc, vanity hand wash basin with chrome waterfall tap and an angled P-shaped bath with chrome mono block waterfall mixer tap, a main rainfall shower head and hand held shower attachment over. There is also a contemporary heated towel rail, complementary tiled walls and floor, extraction and a mirror fronted medicine cupboard.

##### OUTSIDE

To the front of the property is a largely level lawned garden behind an evergreen hedge and a driveway in front of the attached garage.

There is a more extensive, landscaped garden to the rear which includes a patio seating area, decking, low maintenance pockets and raised beds, pergola and an easily managed artificial lawn. All enclosed behind established fences which include and secure gated access point.

##### TENURE

We understand that the property is a freehold arrangement.

##### COUNCIL TAX. BAND A.

