



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Spacious Semi-Detached Property
- Quiet Cul-De-Sac Location
- Three/Four Reception Rooms
- Three/Four Bedrooms
- Gardens & Driveway Parking
- In Need of Modernisation
- Available With No Onward Chain

BRIERY AVENUE,
HARWOOD

£300,000



Briery Avenue, Harwood



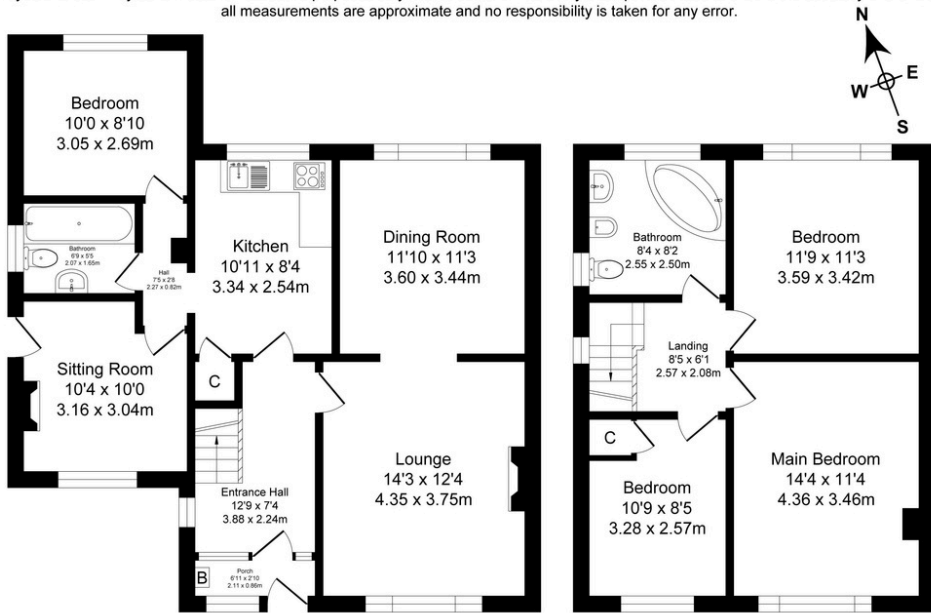
Briery Avenue, Harwood



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Total Approx. Floor Area 1335 Sq.ft. (124 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 801 Sq.Ft (74.4 Sq.M.)

First Floor

Approx. Floor Area 534 Sq.Ft (49.6 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

The appetite to create a home to one's individual style and specification is a common one, which is why properties in need of renovation or refurbishment are consistently in high demand and never more so than when located in a desirable location. We are confident, therefore, that this spacious semi-detached home will be particularly popular, situated within a quiet and highly desirable cul-de-sac setting.

The property has been substantially extended to the ground floor, now generously affording circa 1,335 square feet of living accommodation in total and boasting a wonderfully flexible floorplan which also provides annex potential, a rare offering which will be hugely beneficial for those looking to accommodate an elderly or disabled relative with limited mobility.

The well-regarded district of Harwood has a great deal to offer its inhabitants, not least an abundance of local shops and amenities which are conveniently within walking distance at the heart of the village, whilst those with a penchant for socialising will be spoiled for choice by the eclectic range of bars, public houses and eating establishments. The youngest members of the family are equally well catered for with well-regarded schools at all levels, including the particularly revered Canon Slade C.E. Secondary School and Sixth Form. Aside from the practicalities of the location, the accessibility to beautiful local countryside is another real highlight, perhaps in which to relax away the stresses of the day with an evening stroll with the dogs.

The property is offered with vacant possession and is in need of a comprehensive programme of refurbishment, however an abundance of exciting investment potential exists for a new owner to create a home to their individual taste and requirements: entering via the entrance porch and into the sizeable reception hallway with its traditional parquet flooring and staircase to the first floor, before proceeding through into the first of the reception rooms, the 14' front-facing lounge. The feature brick fireplace creates an attractive focal point to the space, whilst there is a noticeable abundance of natural light throughout the entirety of the accommodation via the large picture windows. One continues through into the dining room, the open plan layout emphasising the feeling of space. It is anticipated that one may wish to combine this with the adjacent kitchen to create that highly desirable and wonderfully sociable environment for modern day family living or when one is entertaining friends for dinner.

From the kitchen, one can access the extension, having been previously created to provide a sitting room and downstairs bedroom, but which could be utilised for a plethora of purposes depending on a new owner's requirements. There is also a handy downstairs bathroom, which is always a welcome addition to any family home.

Up on the first floor, the landing provides access to the three well-proportioned bedrooms – two doubles and a good-sized single, as well as the sizeable main bathroom, which is fitted with a four-piece suite comprising of WC, pedestal wash hand basin, bidet and panelled corner bath.

Externally, the property is discreetly positioned in the corner of this quiet cul-de-sac, with the front garden being mainly laid to lawn, with mature trees and shrubs to the perimeter. The rear garden is in need of some taming, however when the trees and bushes are suitably curtailed, a generous-sized plot will be revealed where, as in the interior, a new owner can create their own little oasis of calm or a place where the youngest members of the family can burn off their energy in safety. Off-road parking facilities are provided for a number of vehicles on the lengthy driveway.

We are confident that this exciting opportunity will be swiftly secured and would highly recommend an early viewing appointment to avoid disappointment.



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