





Westfield Avenue
Huddersfield
HD3 4FN

Offers in Excess of £
230,000.00

bettermove

Westfield Avenue - Huddersfield

Bettermove are proud to present this 3 bedroom semi-detached house in Huddersfield, available with no forward chain.

The property benefits from double glazing, gas central heating, and underfloor heating to selected rooms, with off street parking available via a private driveway.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room with a feature multi-fuel stove, a modern fitted kitchen and dining area with granite worktops, integrated appliances and breakfast bar, alongside a shower room on the ground floor. The first floor consists of two generously sized double bedrooms, including a principal bedroom with an en-suite shower room, a versatile third bedroom currently utilised as a home office, and a family bathroom. The exterior boasts a private rear garden with a lawned area and decking, perfect for enjoying the summer months.

Located in the popular residential area of Lindley, Huddersfield, the property is conveniently situated close to a range of local amenities, including shops, supermarkets, restaurants, cafés, pubs and schools. Excellent transport connections can be found via nearby road networks, including the M62 motorway, providing convenient access to Leeds, Manchester and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
3	3	2	Freehold

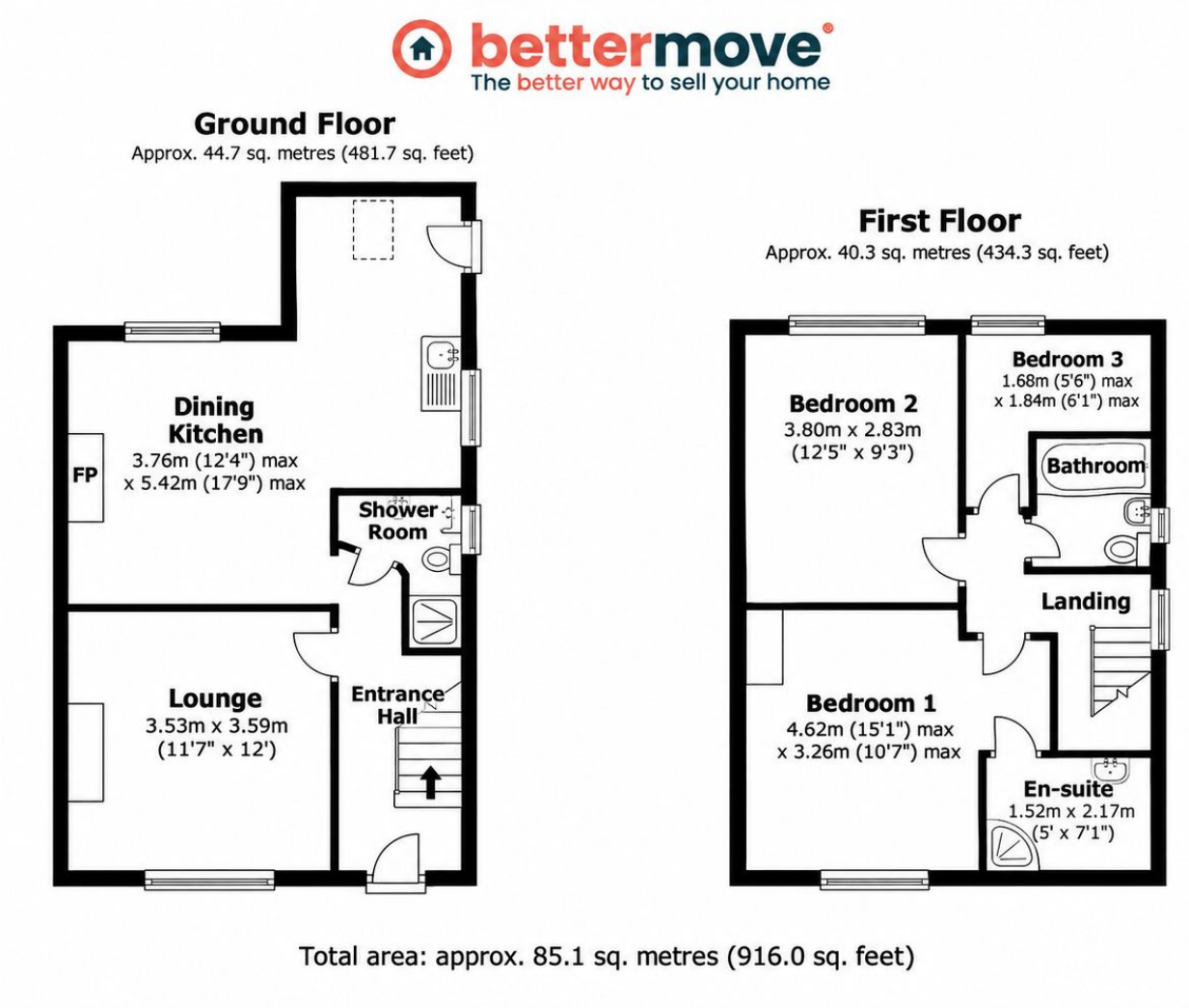








Floor Plan

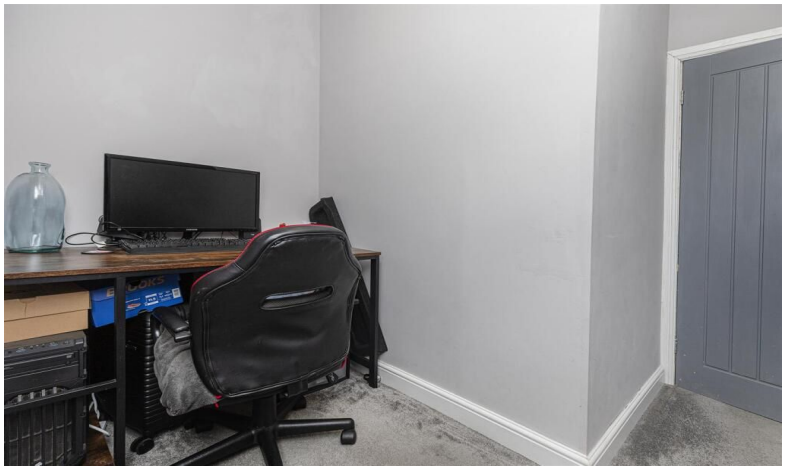

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The better way to sell your home
Ground Floor
Approx. 44.7 sq. metres (481.7 sq. feet)
Dining Kitchen
3.76m (12'4") max
x 5.42m (17'9") max
FP
Shower Room
Lounge
3.53m x 3.59m
(11'7" x 12')
Entrance Hall
First Floor
Approx. 40.3 sq. metres (434.3 sq. feet)
Bedroom 2
3.80m x 2.83m
(12'5" x 9'3")
Bedroom 3
1.68m (5'6") max
x 1.84m (6'1") max
Bathroom
Landing
Bedroom 1
4.62m (15'1") max
x 3.26m (10'7") max
En-suite
1.52m x 2.17m
(5' x 7'1")
Total area: approx. 85.1 sq. metres (916.0 sq. feet)

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	56	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	54	
(21 to 38) F		
(1 to 20) G		







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