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Church Avenue, Crosland Moor
Huddersfield, Yorkshire

Offers in the region of £110,000

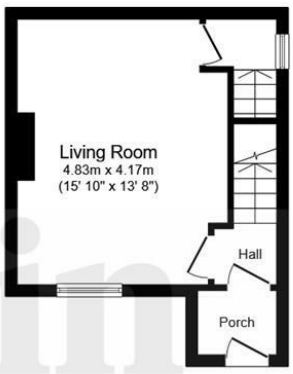
This three-bedroom front back-to-back terrace is offered with the advantage of no onward chain and is larger than first impressions may imply. By extending over the passageway to the side, the accommodation on the top two floors is slightly wider than the ground floor. The good-sized accommodation comprises an entrance porch and a large living room on the ground floor. On the lower ground floor, there is an open-plan dining kitchen with built-in oven and hob. The first floor has two bedrooms, one with built-in wardrobes, and a house bathroom. A staircase from the first floor landing rises to the top floor where a further double bedroom can be found. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a garden area to the front.

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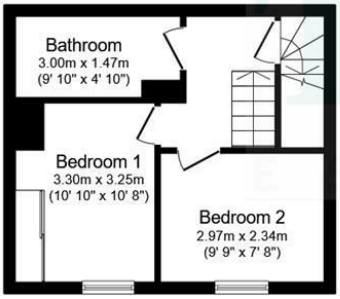
Floorplan



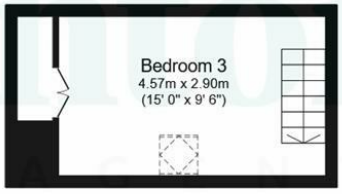
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area: 90.6 sq.m. (975 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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Details

Entrance Porch
An external timber door with sealed unit opaque glazed panels gives access to the entrance porch. From here, a uPVC and opaque glazed door leads into the entrance lobby.

Entrance Lobby
There is a decorative ceiling archway to the first floor accommodation and a radiator. An internal door leads into the living room.

Living Room
This good-sized reception room has plenty of space for furniture and a timber fire surround with a gas fire upon a raised marble hearth. There are two built-in shelves, wall light points, a uPVC window to the front elevation and a radiator. Off the living room, a staircase leads to the lower ground floor.



Lower GF Dining Kitchen
This large open-plan room has the same dimensions as the living room above. The kitchen area has units to high and low levels with worktops, tiled surrounds and a stainless steel sink unit. Integrated appliances include a five-ring gas hob with ovens beneath and filter hood above. There is a automatic washer, the boiler for the central heating system and a uPVC window. The room has space for a formal dining table, a radiator and useful storage beneath the staircase.



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First Floor Landing
From the entrance lobby, the staircase rises to the first floor landing. The first floor extends over the side passageway, meaning that the first floor accommodation is slightly wider than the ground floor. The landing area has spindle balustrading and gives access to the bathroom and two of the bedrooms, along with a staircase up to the third bedroom on the top floor.



Bedroom One
This double bedroom is positioned at the front of the property and has a built-in sliding door wardrobe with shelving and drawers to the side. There is plenty of space for further furniture, a uPVC window and a radiator.



Bedroom Two
This double bedroom extends over the archway and has a uPVC window and a radiator.



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Bathroom
The bathroom has a white three-piece suite comprising a bath with a shower screen and a wall-mounted independent electric shower, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, an extractor fan and a radiator.



Top Floor
From the first floor landing, a staircase rises to the top floor where bedroom three can be found.

Bedroom Three
This good-sized double bedroom has a Velux window with a black-out blind to the front elevation, a built-in double wardrobe, plenty of space for further furniture and a radiator.

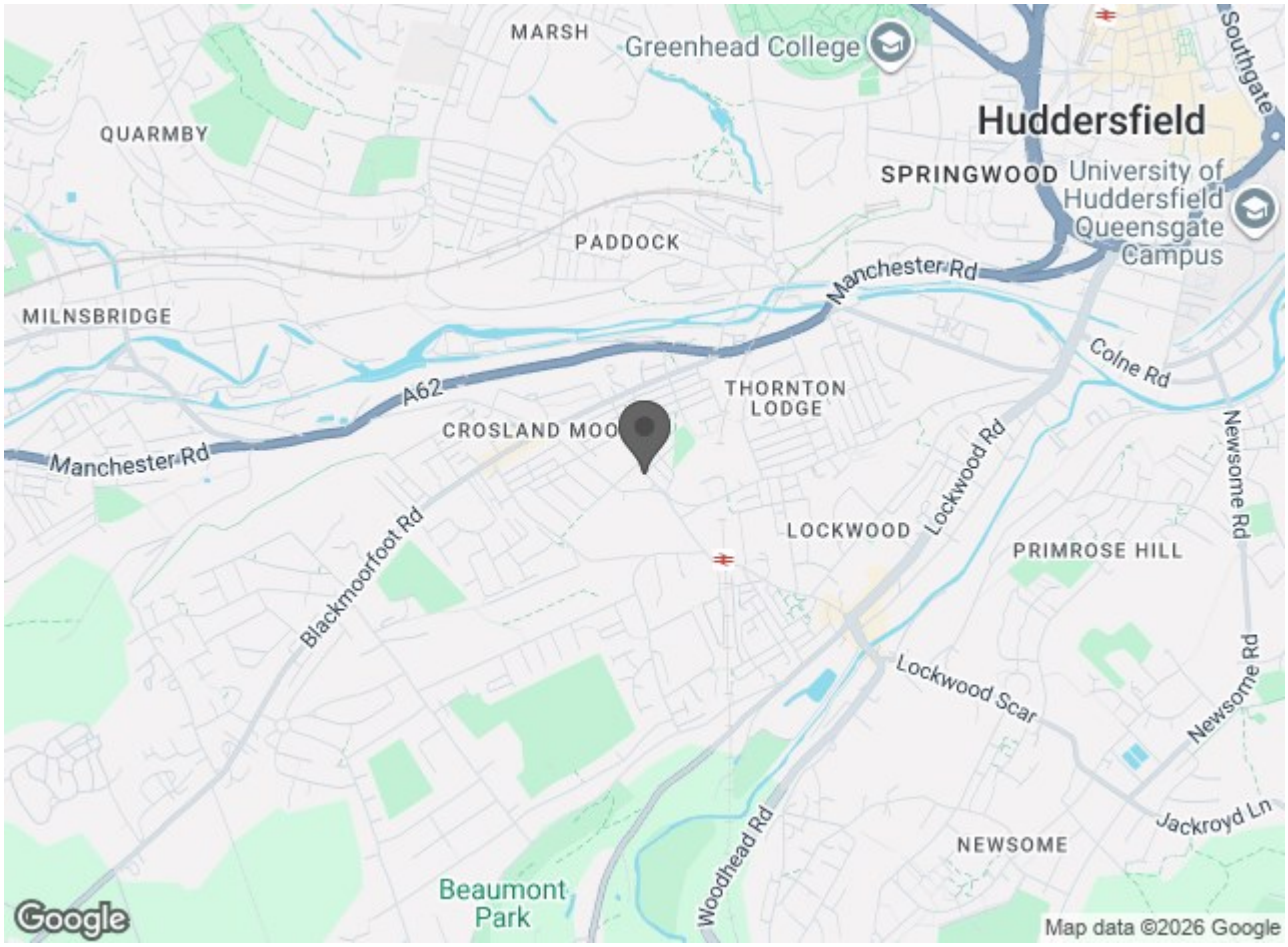


External Details
The property has an enclosed garden area with a low-level perimeter wall, heavy stone gateposts and a metal gate. It is predominantly paved and suitable for tubs, pots, planters and seating or even a storage shed.

Tenure
The vendor informs us that the property is freehold.

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Directions



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