



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 21 Alwen Avenue, Huddersfield, HD2 2SJ

Asking Price £364,995

**\*A RARE FIND\*** \*THIS IMPRESSIVE PERIOD PROPERTY IS NOW OFFERED FOR SALE BY ADM RESIDENTIAL\* Set in 0.25 acres and over three floors being full of period features with stunning original wood flooring and amazing 1800sq of living space. This stunning, double fronted detached residence was built in 1914 and offers a woodland aspect for the keen bird watcher and great potential to extend further with the advantage of the large driveway and garage. Positioned 10 minutes from the M62 motorway network for good commuter links, bus routes, well regarded schools and a wide range of local amenities on the doorstep. The property offers versatile living space which is ideal for an array of buyers, including a separate annex which could be rented out with a potential rental income of £450.00 per calendar month. Boasting zoned gas central heating system, sealed unit double glazing and briefly comprising of: side access to the 27ft dining/kitchen with French doors onto the decked balcony. To the lower floor: annex/independent living, hallway, shower room, large dining kitchen, inner hall/storage with further under house storage, lounge/bedroom. To the ground floor: delightful lounge with featured bay window, house bathroom and two good sized double bedrooms. Staircase rises to the first floor landing: two double bedrooms and study, the primary bedroom offers en-suite facilities and fitted wardrobes. Externally the large driveway provides ample off road parking for multiple vehicles and a single detached garage, to the side access leading to the decked balcony and further low maintenance garden and patio area with a stunning woodland backdrop. This property truly is **\*NOT TO BE MISSED\*** Viewings are highly encouraged to appreciate the fantastic accommodation on offer! Call ADM Residential on 01484 644555 to arrange your viewing today! **\*VIRTUAL VIEWING AVAILABLE SOON\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE SIDE DOOR

An entrance uPVC stable side door leads to:

## OPEN PLAN LIVING



Larger than average, open plan dining/kitchen/living room with twin aspect uPVC windows to the side aspect and uPVC French doors allowing an abundance of natural light to flood the room, which leads onto the large patio. Finished with triple aspect wall mounted gas central heated radiators and solid Oak wood flooring:

## DINING KITCHEN 27' x 13 into bay (8.23m x 3.96m into bay)



Modern, well appointed dining kitchen with floor to ceiling uPVC double glazed windows and French doors leading to the extensive rear garden. Featuring a matching range of shaker style base and wall mounted units and display units in Cream, complimentary butcher block style working surfaces which extends into a built-in breakfast bar and tiled splash backs with inset one and a half ceramic sink unit, drainer and mixer tap. Range style Flavel gas cooker, curved stainless steel extractor hood over with LED lighting, plumbing for a dishwasher and ample space for a fridge freezer. Finished with under unit LED lighting, triple aspect wall mounted gas central heated radiators

and original solid Oak wood flooring. There is a door giving access to a staircase which leads to the lower ground floor:

## DINING AREA



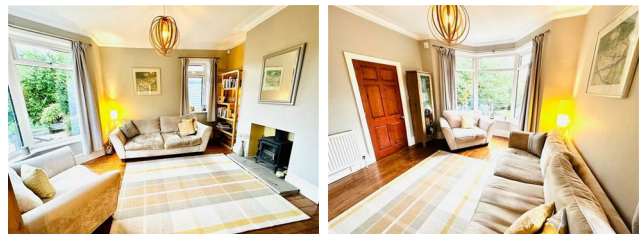
Superb sized dining area with floor to ceiling uPVC double glazed windows and French doors leading out onto the decking. Finished with coved ceiling, ceiling rose, twin aspect wall mounted gas central heated radiators and solid Oak wood flooring:

## INNER LOBBY/HALLWAY



A uPVC double glazed rear entrance door opens into this welcoming entrance hall with uPVC window overlooking the front aspect. Finished with coved ceiling, picture rail, wall mounted gas central heated radiator and solid Oak wood flooring. A spindle staircase rises to the first floor landing and doors lead to all rooms:

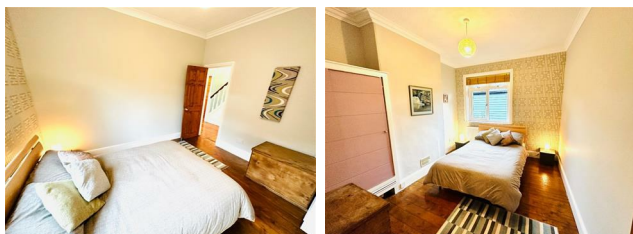
## DELIGHTFUL LOUNGE 15' x 11'8 into bay (4.57m x 3.56m into bay)



Delightfully spacious lounge which is beautifully decorated, uPVC double glazed bay window overlooking the rear aspect and a second uPVC

double glazed window to the side aspect which fills the room with natural light. Feature fireplace with multi-fuel stove and stone hearth, finished with cornice, wall mounted gas central heated radiator and solid Oak wood flooring:

### **BEDROOM THREE 11'9 x 10'2 (3.58m x 3.10m)**



A well appointed, spacious double bedroom with a uPVC window to the side aspect featuring a built-in cupboard with sliding door. Finished with coved ceiling, wall mounted gas central heated radiator and solid Oak wood flooring:

### **BEDROOM FOUR 11'9 x 7'2 (3.58m x 2.18m)**



Tastefully decorated double bedroom with a uPVC double glazed window overlooking the front aspect. Finished with coved ceiling, wall mounted gas central heated radiator and solid Oak wood flooring:

### **BATHROOM 9'9 x 5'5 (2.97m x 1.65m)**



Beautifully finished, partly tiled bathroom with uPVC double glazed opaque window to the front aspect, featuring a four piece bathroom suite in

white with chrome effect fittings. Comprising of: timber panelled bath with chrome mixer tap, step-in corner shower cubicle with sliding glass doors and mains fitted shower unit, hand wash pedestal basin and low level flush w/c. Finished with inset ceiling spotlighting, extractor fan, wall mounted chrome heated towel rail, wall mounted gas central heated radiator and solid Oak wood flooring:

### **LOWER GROUND FLOOR ANNEX**

Staircase descends to the lower ground floor annex which also has separate access via the rear of the property:

### **ANNEX/SEPARATE LIVING AREA**



A fantastic addition to this property is this separate living area/kitchenette with uPVC double glazed window to the rear aspect and separate entrance door. Finished with wood effect laminate flooring:  
\*Potential rental income of £450.00 per calendar month\*

### HALLWAY 20'6 x 5'7 (6.25m x 1.70m)



Well appointed inner hallway with beam ceiling with inset ceiling spotlighting, a wall mounted gas central heated radiator and finished with wood effect laminate flooring. Doors leading to:

### SHOWER ROOM 6' x 5'2 (1.83m x 1.57m)



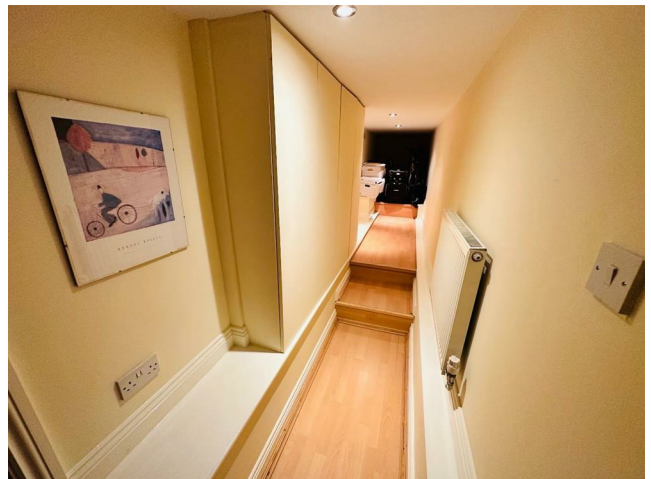
Modern shower room with a uPVC opaque window to the rear aspect, featuring a three piece bathroom suite in white with chrome effect fittings. Comprising of: step-in corner shower cubicle with sliding glass doors and mains fitted shower unit, hand wash pedestal basin with monobloc tap and low level flush w/c. Finished with inset ceiling spotlighting, ceiling extractor fan, wall mounted chrome heated towel rail and vinyl effect flooring. There is also a built-in cupboard housing a BAXI central heating boiler:

### DINING KITCHEN 12'5 x 11'5 into bay (3.78m x 3.48m into bay)



Spacious dining/ kitchenette with uPVC double glazed window to the rear aspect and door leading to the rear garden. Featuring a laminate working surface with inset stainless steel sink unit, drainer and mixer tap a Built-in electric hot plate, plumbing in situ for an automatic washing machine and space for an undercounter fridge. There is also a built-in storage cupboard and ample space for a large dining table and chairs. Finished with inset ceiling spotlighting, wall mounted gas central heated radiator and wood effect laminate flooring, door leads to:

### STORAGE AREA



Terrific storage space with access to further under house storage, finished with wood effect laminate flooring:

### SNUG/BEDROOM 14'5 x 11'4 (4.39m x 3.45m)



Tastefully decorated is this good sized snug/bedroom with a wall mounted flame effect electric fire and built-in storage cupboard. Finished with featured beams, inset ceiling spotlighting wall mounted gas central heated radiator and wood effect laminate flooring:

### LOWER LEVEL GARDEN FROM ANNEX



Access to the rear garden of this self contained granny annex, perfect for bistro dining in the evenings and relaxing:

### TO THE GROUND FLOOR

To the ground floor:

### FIRST FLOOR LANDING

Spindle Staircase rises to the first floor landing providing access to all rooms:

### PRIMARY BEDROOM 15'8 x 9'8 (4.78m x 2.95m)



This beautifully designed, larger than average primary bedroom with uPVC window overlooking the rear garden and enjoys en-suite facilities. Featuring stunning beamed ceiling, bespoke fitted wardrobes with sliding mirrored doors and built-in storage cupboard. Finished with a T.V point, wall mounted lighting and wall mounted gas central heated radiator. Door leading to:

### ENSUITE BATHROOM 6'9 x 5'4 (2.06m x 1.63m)



Tastefully appointed, partly tiled en-suite with double glazed Velux window to the front aspect. Featuring a modern, three piece bathroom suite in white with chrome effect fittings. Comprising of: panelled bath with electric shower and bi-folding splash screen, hand wash vanity basin with waterfall tap and low level flush w/c. Finished with ceiling extractor fan, wall mounted chrome heated towel rail and tiled flooring:

## BEDROOM TWO 12'6 x 8'5 (3.81m x 2.57m)



A good sized, double bedroom with uPVC double glazed window overlooking the rear garden. Featuring beamed ceiling, under eaves storage cupboard and wall mounted gas central heating radiator:

## STUDY 11' x 7'2 (3.35m x 2.18m)



Tastefully decorated study/office space with Velux double glazed window to the side aspect. Finished with wall mounted gas central heating radiator and access to a crawl space:

## EXTERNALLY



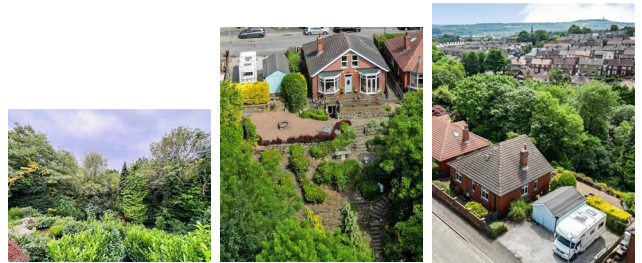
Externally the property offers rustic front garden with shrubs and hedges, wrap around paths and a large plot with ample parking for many vehicles and a detached wooden garage. To the rear is a large raised decked patio with balustrade and steps

- a perfect space for outdoor entertaining during the summer months. To the lower level, which is mainly pebbled and low maintenance with mature shrubs and flower borders there are steps leading down to the next level which offers extensive woodland for nature watchers and bird watchers alike, there is a further paved patio for taking in the stunning onward views and is a truly quiet setting to retreat after a long day:

## GARAGE

Detached garage which could be turned into a workshop:

## WOODLAND VIEWS



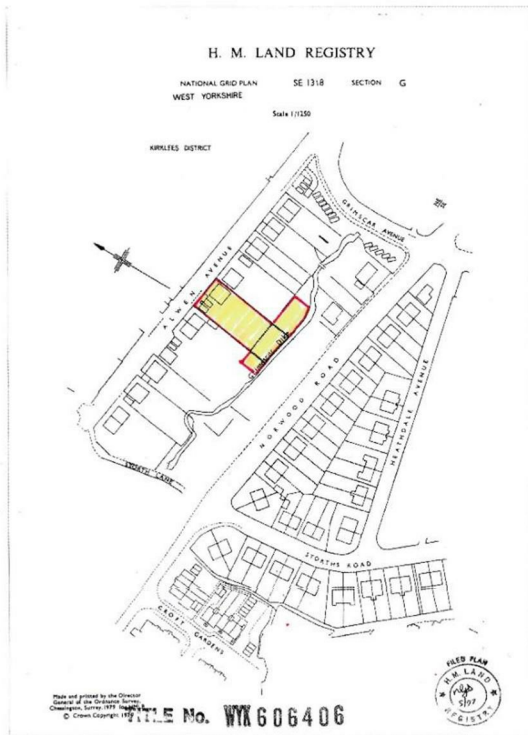
Stunning woodland views enjoying tranquillity and relaxation.

## EXTRA LARGE DRIVEWAY



The property benefits from this generously sized, gravel driveway with ample space for multiple vehicles:

## GREAT POTENTIAL



This is a copy of the title plan on 19/06/2023 at 14:20:02. This copy does not take account of any applications made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy, if you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of the plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This site plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Nottingham Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100029216.

This property offers scope for an array of buyers, the possibility of an extension or even to build your own workshop with further space for up to 6 vehicles on the plot:

## ADDITIONAL PHOTOS



## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:  
Local Schools: Bridgewater School, The Mount School, Birkby Junior School, St Patrick's Catholic Primary Academy, Fixby Junior & Infant School, Ashbrow School.

Minutes from the house there is direct access to Grimescar Dyke and Woods with the local park and country walks also on the doorstep.

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the YouTube link.

Please ask the agents for the detail.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2471-2260-2997-5251>

## Council Tax Bands

The council Tax Banding is "C"

Please check the monthly amount on the Kirklees Council Tax Website.

## Tenure

This property is Leasehold - 999 year lease at £3.49 per annum.

## BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for

guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

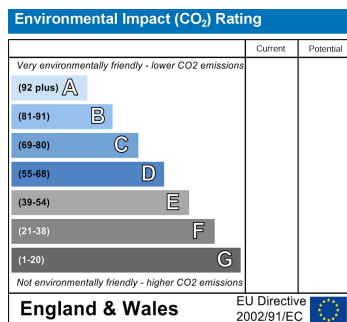
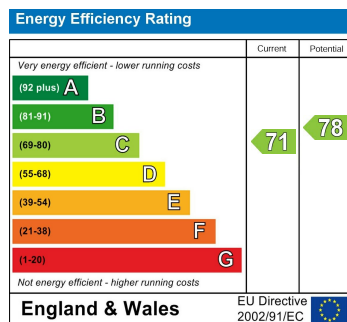
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



### Energy Efficiency Graph



#### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.