



RESIDENTIAL

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19 Thornhill Avenue, Huddersfield, HD3 3DN

Price Guide £210,000

PRICE GUIDE £210,000 To £214,995 *SET IN THIS MUCH SOUGHT AFTER LOCATION OF LINDLEY* *VERY POPULAR FOR THE SCHOOLS* *THREE BEDROOMED* *SEMI-DETACHED* *FAMILY HOME* "Thornhill Avenue" is a much sought after location in Lindley set close to all village amenities, bus routes, schools and within easy access to the M62 motorway networks. The property boasts, gas central heating, double glazing and accommodation comprising of:- entrance door leads to a reception hallway, lounge/dining area and kitchen. To the first floor landing, three good sized bedrooms and a house bathroom. Externally there is a well kept garden to front with driveway providing ample parking and detached garage. To the rear there is an enclosed lawned garden, with patio area, flower and shrub borders with hedged and fenced boundaries. Truly a delightful property to hit the market and a must see for the prospective buyers/investors. Internal viewing is highly recommended to appreciate what this property has to offer. Call ADM today for further details and to arrange an appointment!

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ENTRANCE HALLWAY



UPVC double glazed entrance door giving access to large reception hallway with original features, staircase leading to the first floor landing, Telephone point, gas central heating radiator and access to a large under stairs store cupboard. Doors leading to:

OPEN PLAN LOUNGE/DINING AREA 26'9 x 12'10 (8.15m x 3.91m)



Open plan lounge/dining, this delightful lounge with uPVC double glazed windows to the rear aspect which provides an abundance of natural light that floods the room. Featuring Mahogany fire surround with display shelves, inset gas fire, T.v point, Telephone point, wall mounted lighting, coved ceiling, picture rail and wall mounted gas central heated radiator:

DINING AREA 12'10 x 12'10 (3.91m x 3.91m)



The dining area is set to the front aspect with uPVC double glazed windows over looking the front gardens. Featuring an original Mahogany wood fire surround with tiled back, inset electric fire, T.v point, Telephone point, coved ceiling, picture rail and twin wall mounted gas central heated radiator:

KITCHEN 9'4 x 7'8 (2.84m x 2.34m)



The kitchen is set to the rear aspect with uPVC double glazed window over looking to rear garden. Comprises of: wood effect base unit with inset stainless steel sink and twin hot and cold taps, gas cooker point, plumbing for automatic washing machine, ceiling creel, wall mounted storage cupboard and built-in storage units, space for a fridge freezer, uPVC external door leading to side elevation:

FIRST FLOOR LANDING



To the first floor landing, uPVC double glazed window to side elevation, access to loft, picture rail, doors leading to:

HOUSE BATHROOM 9'4 x 7'8 (2.84m x 2.34m)



A house bathroom with uPVC opaque window to rear elevation. Featuring a three-piece bathroom suite in white with chrome effect fittings, comprising of:- panelled bath, hand was pedestal and low level flush w/c. Wall mounted gas central heated radiator, fitted airing cupboard with towel/linen shelving:

BEDROOM ONE 13'4 x 13'8 (4.06m x 4.17m)



A good sized double bedroom with uPVC window to rear elevation, ornamental fire place, fitted wardrobes to one alcove, coved ceiling, gas central heating radiator:

BEDROOM TWO 13'4 x 11'5 (4.06m x 3.50m)



A second double bedroom with uPVC window to front elevation, fitted wardrobes to one alcove, ornamental fireplace, picture rail and gas central heated radiator:

BEDROOM THREE 7'9 x 6'6 (2.36m x 1.98m)



A third bedroom with uPVC double glazed window to front elevation, bulk-head storage, picture rail and a wall mounted gas central heated radiator:

EXTERNALLY



The property boasts well kept lawned garden to the front with tarmac paths and flower and shrub borders, there is a detached garage with up and over door providing ample off road parking, tarmac paths lead to the side and rear. To the rear is a private, enclosed garden with lawned area, variety of plants, shrubs and flower borders, good degree of privacy, which is ideal for outdoor entertaining, there is also a useful greenhouse and shed:

GARAGE



To the side is a tarmac driveway which offers ample off road parking, leads to a detached garage with up and over door: (Please note the garage is in need of TLC)

ABOUT THE AREA

The property is located in one of Huddersfield's more prestigious locations, the vibrant Lindley Village which has a wide range of independent shops, restaurants and bars and some of the best schooling in the area. Huddersfield Town Centre is approximately 1.5 miles to the south east and can be reached with fantastic public transport links. Manchester City Centre is 28 miles to the south west and Leeds City Centre circa 20 miles to the north east. Rail and road communications are excellent, with swift access to the region's motorway network via junction 23 and 24 of the M62. Leeds/Bradford International Airport approximately 20 miles Manchester International Airport approximately 40 miles.

The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on, we also offer the virtual viewing please check the link on our website to see

your walk through of the property.

Tel-01484 644555

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Email - sales@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "C"

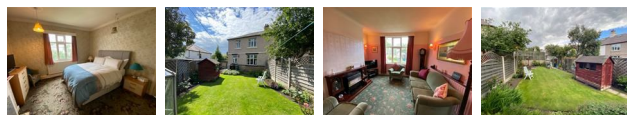
DISCLAIMER

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.

Tenure

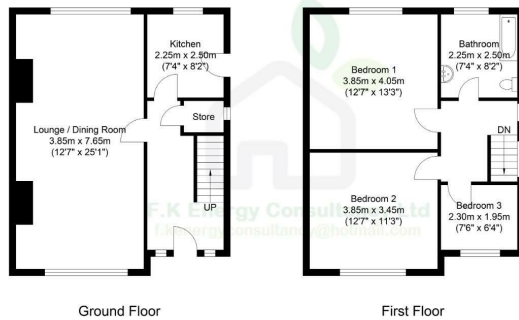
This property is recorded as Freehold.

Further Photos



Please see further photos

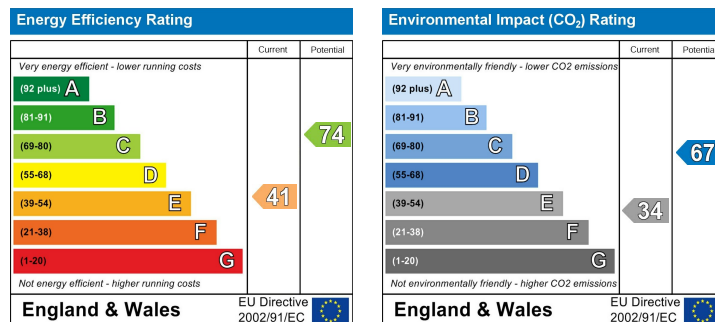
Floor Plan



19 Thornhill Avenue, Huddersfield, HD3 3DN
Approx Gross Internal Floor Area of House 92.86 sq. m. (999.53 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

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.

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