



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 24 Kennedy Avenue, Huddersfield, HD2 2HJ

**Offers In Excess Of £267,000**

**\*UNDEROFFER\* \*NEW PRICE TO REFLECT WORK NEEDED\* \*Offered For Sale With No Onward Chain\* is this \*EXTENDED SEMI-DETACHED\* four bedroom residence with a long driveway leading to a detached double garage, cottage style gardens and traditional features throughout. Offering easy access to the local community of Fixby, perfectly situated for well regarded schools, country walks and great access to the M62 motorway networks towards Leeds and Manchester. The property boasts double glazing and electric storage heating system. This spacious accommodation is set over two floors, comprises of: Entrance side door leads to a welcoming reception hallway, a well appointed lounge with featured bay window, a large dining room leads onto the conservatory having onward views to the cottage garden and a breakfast/dining kitchen is also to the rear aspect. To the first floor: L-shaped landing with access to a loft, a house bathroom and a separate w/c with four fantastic sized bedrooms. Externally offering cottage gardens to the front elevation with large driveway which provides ample off road parking and access to the double garage/workshop. To the rear is a large well maintained, southerly facing laid to lawn garden with patio and seating areas. Ideally suitable for a variety of buyers this property must be viewed to appreciate the accommodation on offer! **\*TRULY NOT TO BE MISSED\*** Tel ADM Residential today on 01484-644555 to arrange your viewing!**

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

A wooden entrance side door leads to:

## HALLWAY



A reception hallway with under stairs storage, featuring stained glass window to the front aspect and circular window to the side aspect. Featuring a delph rack, telephone point, wall mounted storage heater, panelled staircase rises to the first floor landing. Doors leading to:

## LOUNGE WITH BAY WINDOW 14'5 x 13'6 (4.39m x 4.11m)



A stunning featured bay window compliments this larger than average lounge with coved ceilings, ceiling rose, Adam style fire surround with marble back and hearth and inset electric fire. Finished with T.V point and wall mounted electric storage heater:

## BREAKFAST KITCHEN 15'5 x 8'1 (4.70m x 2.46m)



A well appointed, fitted, breakfast kitchen with uPVC window to side and rear aspects. Featuring a matching range of shaker style base and wall mounted display units in white, complimentary laminated working surfaces, inset stainless steel one and a half sink unit with mixer tap and rustic style tiled splash backs. Integrated electric oven and grill with a four ring electric hob and matching pull out extractor hood over. Integral dishwasher, plumbing in situ for an automatic washing machine and dryer with space for a fridge freezer. Finished with tiled effect flooring and wall mounted electric storage heater:

\*Automatic washer and dryer/condenser will remain as will the fridge freezer\*

## DINING ROOM 13'5 x 12'5 (4.09m x 3.78m)



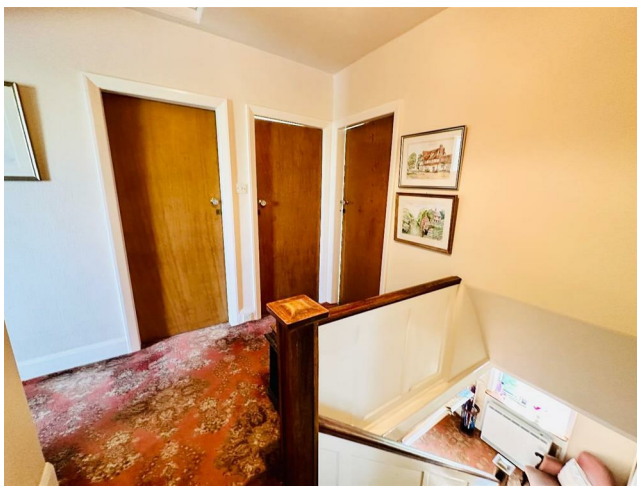
A good sized dining room which is set to the rear aspect, having double glazed uPVC patio doors opening onto the conservatory. Finished with coved ceiling, built in storage to one alcove, wall mounted electric fire and wall mounted electric storage heater:

### CONSERVATORY 10'7 x 9'5 (3.23m x 2.87m)



Set to the rear aspect is this well appointed conservatory with uPVC double glazing windows to all sides with patio doors which open up onto the rear patio garden. Finished with wall mounted electric storage heater and tiled flooring:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to a loft. Doors leading to:

### BATHROOM 8'4 x 6'3 (2.54m x 1.91m)



A well appointed, fully tiled, house bathroom with opaque uPVC window to rear aspect with

brass/chrome effect fittings. Featuring a two piece fitted bathroom suite in pink, comprising of: panelled bath with glass splash screen and electric shower shower unit over bath and a vanity hand wash basin with mixer taps. Finished with built-in storage cupboard and heated towel rail:

### SEPARATE W.C 3'5 x 3'2 (1.04m x 0.97m)

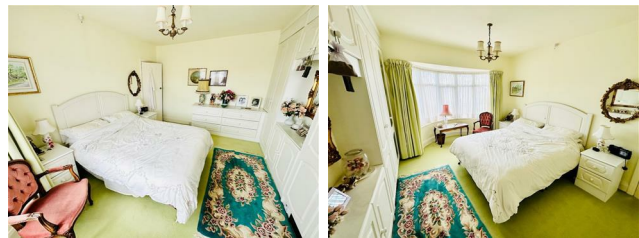
A separate w/c with an opaque uPVC double glazed window to the rear aspect, comprises of a low level flush w/c:

### BEDROOM ONE 12'5 x 10'5 (3.78m x 3.18m)



A spacious double bedroom with a featured bay uPVC window to the front aspect with very attractive views over the garden, boasting fitted wardrobes to one wall with matching dresser and bedside matching cabinets. Please note: fitted furniture will be included in the sale:

### BEDROOM TWO 13'5 x 10'6 (4.09m x 3.20m)



A second good sized double bedroom with a featured bay uPVC double glazed window to the front aspect, finished with fitted wardrobes to one wall and integrated electric fan heater:

### BEDROOM THREE 9'7 x 8'6 (2.92m x 2.59m)



A third good sized single bedroom with uPVC double glazed window to the front aspect, finished with fitted mirrored wardrobes to one wall:

### BEDROOM FOUR 12'4 x 9'8 (3.76m x 2.95m)



This is a large fourth double bedroom with uPVC double glazed windows to the front and rear aspect providing an abundance of natural light which floods the room:

### EXTERNALLY



Externally the property offers well stocked cottage style gardens to the front aspect and a block paved driveway to the side aspect with ample off road parking for two/three vehicles which leads onto a detached double garage. To the rear of the property is a mainly laid to lawn, well stocked cottage style, south facing garden with flagged patio areas and manure hedges boundaries and fenced borders. An ideal private space for entertaining outdoors during the summer months, offering a relaxed seating area for bistro dining. There is also a greenhouse equipped with benching:

### DOUBLE GARAGE



Double garages with up and over door and an electric door, power and light: (would make a perfect work shop)

### 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: Fixby Junior & Infant School, Birkby Junior School, Birkby Infant and Nursery School, Hillside Primary School, Carr Green Primary School, Ashbrow School.

Conveniently located close to the M62 motorway network and approximately 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.

## Council Tax Bands

The council Tax Banding is "D"

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

## Tenure

This property is Leasehold. 999 Years From 1 May 1937

The lease is with Thornhill Estates at £4 per year.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0080-0208-4807-6809-3804>

## 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.

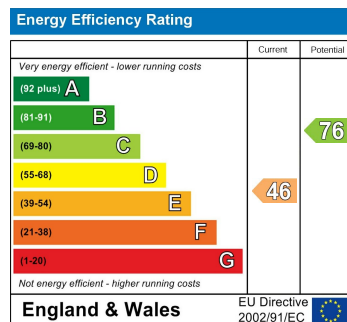
## COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

## Floor Plan



## 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.