



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 121 Fernside Avenue, Huddersfield, HD5 8PG

**Asking Price £165,000**

**\*UNDER OFFER\*** This prominent and conveniently positioned Semi-Detached "THREE" bedroomed property with stunning dining kitchen, double driveway and gardens with woodland views. This newly re decorated and immaculately presented property is situated in this very popular residential area of Almondbury, located close to all local amenities, the school is located on the door set, having good transport links to Huddersfield Town Centre and motorway network to M62 Leeds and Manchester. property will attract an array of buyers and is a ready to move into home. Set within easy access to all local amenities, schools and the town centres minutes away easy access to the motorway networks, must be viewed early to appreciate the standard of accommodation on offer. The property boast central heating and double glazing, accommodation comprises of: entrance hall, lounge with a featured bay window, dining/kitchen and storage with a rear porch leading to the under house storage/utilities room. To the first floor landing, three bedrooms and a family bathroom with separate w./c. Externally double driveway with ample parking well maintained and beautifully kept gardens rear with off road parking, woodland views set to the rear aspect. "Ready for immediate occupation" Please telephone the agent for viewings today:

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
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## ENTRANCE DOOR

Entrance Composite door leads to:

## HALLWAY



A welcoming reception hallway with doors leading to all rooms, staircase rises to the first floor landing:

## STORAGE CUPBOARD

A useful under stairs storage cupboard:

## MODERN LOUNGE 13'5 x 13'3 (4.09m x 4.04m)



This is a delightfully well appointed lounge with Upvc double glazed windows to front aspect, featuring T.V.point, Telephone point, wall mounted electric fire and gas central heated radiator:

## BREAKFAST KITCHEN/DINING 18'9 x 10'2 (5.72m x 3.10m)



Having the WOW factor is this stunning breakfast kitchen/dining room with UPVC window to the rear aspect overlooking the woodland garden and Upvc patio door leading to the decked patio: Featuring a matching range of base and wall mounted units in High Gloss White with contracting grey trim and soft close, granite working surfaces, matching tile splash back, inset sink with matching drainer and mixer tap. Integral electric oven and a four ring gas hob with a matching stainless steel extractor hood over, integral fridge and a freezer, dishwasher, washing machine, wine rack, under until LEDs mood lighting. Finished with T.V.point, laminate wood effect flooring, chrome effect ceiling spot lighting and recessed lights, wall mounted feature radiator, Upvc patio door leading to rear garden:

## EXTRA KITCHEN PHOTOS



### Dining Area Photo:

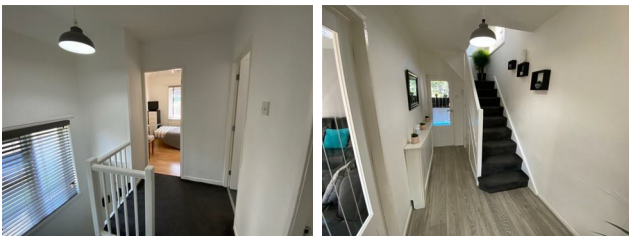


### SEPARATE W.C 4'5 x 3'7 (1.35m x 1.09m)



A separate w/c with uPVC window to the side elevation, a low level flush w.c. Finished with tiled flooring

### TO THE FIRST FLOOR LANDING



To the first floor landing with uPVC window to the side aspect, door leading to all rooms:

### BEDROOM ONE 11'9 x 11'7 (3.58m x 3.53m)



Well appointed, good sized, double bedroom with a Upvc double glazed window to rear aspect which over looks the rear gardens, featuring walk-in storage room, gas central heating radiator and T.V. Point:

### HOUSE BATHROOM 7'2x 5'7 (2.18mx 1.70m)



Partly tiled modern house bathroom with uPVC opaque window to the rear aspect, Featuring chrome effect fittings and comprises of: panelled bath with shower over and splash screen, hand wash pedestal and a low level flush w.c. Finished with wall mounted radiator and tiled flooring:

### BEDROOM TWO 11'4 x 10'6 (3.45m x 3.20m)



A second double bedroom with Upvc double glazed window to front aspect, featuring walk-in storage closet, T.V.point and a double panelled gas central heated radiator:

### BEDROOM THREE 8'6 x 8'7 (2.59m x 2.62m)



A third bedroom with Upvc double glazed window to front aspect, featuring walk-in storage closet, T.V.point and a double panelled gas central heated radiator:

#### ACCESS TO LOFT

Access to a loft hatch:

#### EXTERNALLY



The property benefits from a low maintenance garden to front with stone wall boundaries. Driveway to side. To the rear a herringbone block paving, tiered garden with lawned area and flower borders with fences boundaries, boasting lovely views across the hillside. South facing garden perfect for bistro dining in the summer months. Useful outside storage with uPVC door to front and rear:

(Possible scope to extend this property subject to the appropriate planning permissions)

#### Outside Storage Shed

An outdoor storage shed with doors to the front and side aspect, outside light and power.

### ABOUT THE VIEWINGS

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

Tel-01484 644555

Mobile Number 07780446202

Email - sales@admresidential.co.uk

### 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.

### EXTRA PHOTOS



### Council Tax Bands

The council Tax Banding is " "

Approx amount per month is £0.00

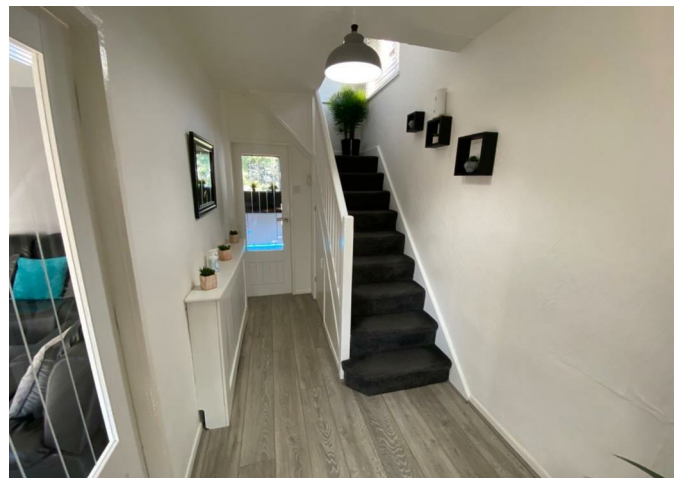
### ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

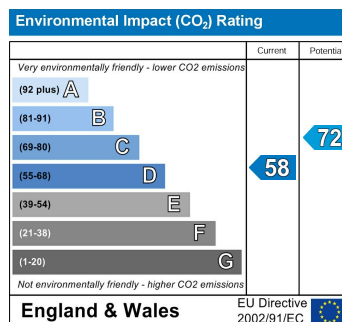
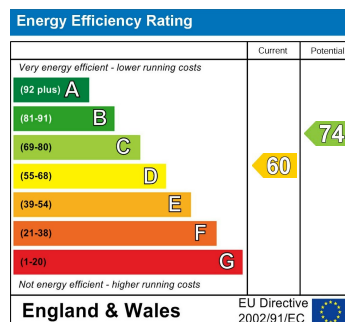
Local Area Information: Dalton Primary School Huddersfield, Dalton Junior, Infant and Nursery School, Netherhall Learning Campus.

Local bus numbers are '370', '371' and '372'

Conveniently located approximately



## Energy Efficiency Graph



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### 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.