



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 13 Sutton Avenue, Huddersfield, HD5 9SY

**£159,950**

" NOT TO BE MISSED\* \*\*OFFERED FOR SALE BY ADM RESIDENTIAL" \*\*VIEWINGS ARE HIGHLY RECOMMENDED\*\* A fantastic opportunity to purchase this three bedroomed semi-detached property with gardens, sun terrace, garage ( unfinished) with driveway. Situated in this very popular residential area of Dalton, located close to all local amenities, local shops and good transport links to Huddersfield Town Centre and motorway network to M62 Leeds and Manchester. The property benefits from double glazing and central heating system, briefly comprises of: Entrance hallway, spacious open plan lounge/dining room, kitchen with pantry, french doors leading to a separate reception with access to a shower room. To the first floor landing: three good sized bedrooms and a house bathroom. Externally there are gardens to front and rear with a long driveway leading to single detached 75% constructed garage providing ample off road parking. Viewing is highly recommended to appreciate this generous accommodation on offer, it's a perfect purchase for a starter home or small family. Call ADM Residential today! 01484 644555

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## ENTRANCE DOOR

Entrance Upvc door leading to:

## RECEPTION HALLWAY

A large reception hallway with staircase leading to the first floor landing:

## OPEN PLAN LOUNGE/DINING 22'8 x 12'1 (6.91m x 3.68m)



An open plan lounge /dining room with uPVC windows to the front aspect, featuring inset coal effect gas fire with marble effect fire surround, marble effect back and hearth. Wall mounted gas central heating radiator and t.v.point, stone archway leads to:

## DINING AREA



A dining area which leads from the lounge offers french doors leading to the second reception room, wall mounted radiator, archway leads to:

## KITCHEN 9'10 x 9'8 (3.00m x 2.95m)



A fully tiled kitchen set to the side aspect with uPVC window over looking the rear, featuring a matching range of base and wall mounted units in Off White with chrome effect fixings, roll edged laminated working surfaces, tiled splash backs, inset acrylic sink unit with drainer and mixer tap. There is a gas cooker point, space for a fridge freezer and plumbing for an automatic washing machine. UPVC door leads to the side aspect:

## SEPARATE RECEPTION ROOM 10'5 x 9'5 (3.18m x 2.87m)

A separate reception room set to the rear aspect, with uPVC windows to the rear and side aspect, wall mounted gas central heated radiator, door leads to:

## DOWNSTAIRS SHOWER ROOM 6'5 x 3'8 (1.96m x 1.12m)

A useful shower room with uPVC window to the rear aspect, a colored bathroom suite with chrome fixings, consisting of a three piece suite, comprises of: step in shower cubical with electric shower, hand wash pedestal and low level flush w.c:

## TO THE FIRST FLOOR LANDING



A staircase rises to the first floor landing, Upvc window to the side aspect, access of a loft hatch, doors leading to all rooms:

### HOUSE BATHROOM 7'8 x 5'8 (2.34m x 1.73m)



A house bathroom with uPVC window to the rear elevation, consisting of a three piece bathroom suite in white with chrome effect fittings, comprising of a panelled bath, hand wash pedestal basin and a low level flush WC., wall mounted heated towel rail:

### BEDROOM ONE 12'8 x 10'2 (3.86m x 3.10m)



A delightful main bedroom with uPVC sliding doors leading to the sun terrace finished with a wrought-iron balustrade:

### BEDROOM TWO 11'2 x 12'6 (3.40m x 3.81m)



A second double bedroom with Upvc window to the front aspect, wall mounted radiator:

### BEDROOM THREE 8'5 x 8'3 (2.57m x 2.51m)



A third double bedroom with Upvc window to the front aspect, wall mounted radiator:

### SUN TERRACE



### EXTERNALLY

Situated on a generous plot, the property has a detached treble garage ( needs finishing ) a driveway set to the side aspect allowing parking for several cars and good sized gardens to front and rear. The rear garden is mainly paved patio, hard standing areas, paving extends around the side of the property with a southerly facing for bistro dining or sun bathing. There is also a useful decked area to the side of the garage.

## **GARAGE NEEDS COMPLETING 28'7 16'1 (8.71m 4.90m)**



A detached treble garage & Driveway  
A driveway to the side of the property leads to the large unfinished garage which has up and over door and side door:

### **Tenure**

This property is FREE HOLD tbc

### **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'

### **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

### **Council Tax Bands**

The council Tax Banding is "B"

### **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.

The measurements indicated are supplied for

guidance only and as such must be considered incorrect.

## Floor Plan

### Energy Efficiency Graph



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#### DISCLAIMER

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