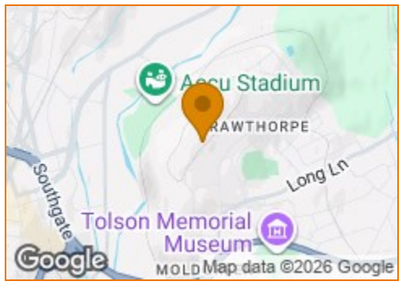
BOULTONS

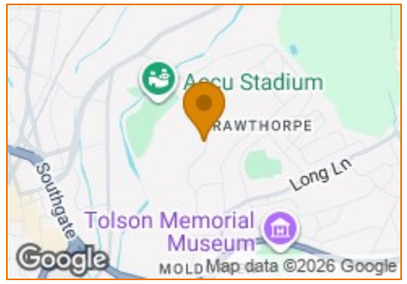
Terrain Map



Hybrid Map



Terrain Map



Floor Plan



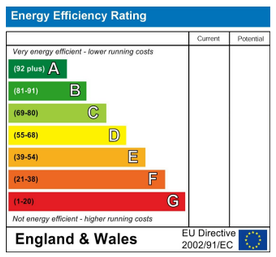
Total area: approx. 720.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Brown Royd Avenue

Rawthorpe, Huddersfield, HD5 9NW

Offers Around £190,000

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A modern three-bedroom semi-detached home, presenting an excellent opportunity for young families, first-time buyers, and professionals seeking convenient access to the town centre, local recreation, leisure facilities and the M62 motorway.

The property boasts a well-appointed layout, featuring a spacious reception room that provides a welcoming atmosphere for relaxation and entertaining, plus a contemporary dining kitchen designed as the heart of the home with functionality in mind, making it a delightful space for day to day use.

The bathroom is equally modern, ensuring comfort and style for everyday living. Each of the three bedrooms offers ample space, perfect for family living or accommodating guests.

Outside, the property is complemented by a driveway, providing ample off-road parking, as well as gardens that are positioned to both the front and rear. Additionally, a garage adds further convenience for storage or potential use as a workshop.

Offered with no upper chain, this home is ready for you to move in and make it your own. With its desirable location and modern amenities, this property is a fantastic choice. Don’t miss the chance to view this lovely home that perfectly balances comfort and practicality.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
4'3" x 4'5"

Accessed via a uPVC double glazed front door with privacy glass inset and having a staircase rising to the first floor, radiator and decorative cover, cloaks hanging and an internal door leading through to the lounge.

LOUNGE
14' x 12'3" max

Positioned at the front of the property, enjoying good levels of natural light via the uPVC double glazed window which overlooks the lawned front garden and beyond towards the school playing fields, two central heating radiators, decorative coving and provision for a wall mounted television. There is a contemporary grey laminate floor covering and an internal door leads to the dining kitchen.

DINING KITCHEN
15'1" x 9'4"

Fitted with a range of handleless white high gloss wall and base units with complementary marble effect working surfaces which incorporate a four ring induction hob and a stainless steel inset sink unit with drainer board and pull-out spray mixer tap. The kitchen is further equipped with a fitted oven with stainless steel and glass extractor canopy over, plumbing for a washing machine, a built-in dishwasher and built-in fridge/freezer. There are also two uPVC double glazed windows positioned to the rear elevation. There is also a central heating radiator, spotlights to the ceiling and a useful pantry storage area under the space which houses the fuse board. Access to the exterior of the property can be gained via the uPVC double glazed door to the side elevation.

FIRST FLOOR

BEDROOM ONE
13'4" x 8'9" average

The far reaching views can be enjoyed via the uPVC double glazed window positioned to the front elevation, central heating radiator.

BEDROOM TWO
10'2" x 9'4"

Positioned at the rear of the property and also with a central heating radiator and a uPVC double glazed window.

BEDROOM THREE
6' x 6'8" to the bulkhead

There is an additional entrance space to this room adjacent to the bulkhead cupboard where the Worcester combination boiler will be found. Positioned to the front elevation is the uPVC double glazed window which takes in the aforementioned views. Central heating radiator.

BATHROOM
5'3" x 5'8"

Fitted with a white three piece suite comprising low flush WC, pedestal hand wash basin with waterfall mixer tap and panel bath with waterfall mixer tap and waterfall shower plus hand-held shower attachment. Contemporary part tiled splashbacks surround the wet areas and there is a chrome effect heated towel rail. There is a uPVC double glazed window with privacy glass inset to the rear elevation.

OUTSIDE

There is a long, predominantly lawned, garden to the front of the house providing an excellent buffer from the roadside with potential to provide off-road parking (subject to necessary authority). The long driveway provides parking and leads to a storage garage to the side and rear. There is a concrete sectional with an asbestos cement sheeted roof. Details on the safe removal of this type of roof can be found on the HSE website.
To the rear is an enclosed garden with raised beds, ready for a new lease of life.

TENURE

Long leasehold of 999 years from 1 November 1975.

COUNCIL TAX. BAND A

