

# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
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25 Grange Avenue  
Huddersfield, HD2 2XJ

£350,000





#### \*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\*

Located at the top of the desirable Grange Avenue is this beautiful three-bedroom semi-detached home offering a wonderful opportunity for growing families and garden enthusiasts. Set on an extensive and attractive plot of approximately 0.21 acres, the property boasts superb views to the rear, providing a tranquil backdrop for everyday living.

The house has been thoughtfully improved, showcasing a blend of modern comforts and classic charm. Spanning three floors, it offers ample space for both relaxation and entertainment. The layout is versatile, with potential for further extension, subject to planning permission, allowing you to tailor the home to your specific needs if and when they change.

Situated at the head of this highly sought after tree-lined cul-de-sac, while still being conveniently close to an array of local amenities and within easy reach the M62 motorway network and Huddersfield town centre,



#### UTILITY

13'7" x 10'2" max

With plumbing for a washing machine and provision for additional white goods along with a Belfast style sink and a uPVC double glazed window positioned to the rear elevation. The solid timber door to the rear elevation leads directly out to the garden.

There is also a useful pantry/keeping room (not inspected at the time of the appraisal and a useful garden store room which houses the electricity meter and fuse board.

At the bottom of the cellar steps, you will find the gas meter and a small uPVC double glazed window allowing natural light into this area.

#### FIRST FLOOR

##### BEDROOM 1

11'10" x 13'0"

Another attractive room which enjoys an abundance of natural light via the uPVC double glazed angled bay window, leaded in design, which takes in the tree lined street and morning sun. Central heating radiator, decorative accent wall and a traditional internal door.

##### BEDROOM 2, rear

12'11" x 9'4"

Taking in the aforementioned far reaching views along the Grimescar Valley and across to Cowcliffe via the uPVC double glazed window. Central heating radiator.

##### BEDROOM 3

10'9" x 9'3"

With a double cupboard/wardrobe with additional storage above, central heating radiator and a uPVC double glazed window from which the distant views can be enjoyed.

##### FAMILY BATHROOM

10'4" max (7'1" av) x 8'9"

Fitted with a four piece suite comprising shower cubicle, low flush wc, pedestal hand wash basin with mixer tap and panel bath, also with a mixer tap. There are attractive part tiled splashbacks and contrasting slate effect tile floor covering and a uPVC double glazed window with privacy glass inset positioned to the front elevation. There is an aqua-board style finish to the ceiling with spotlights and a heated towel rail.

##### LANDING

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal) and a uPVC double glazed window with leaded detail inset positioned to the gable end.

##### OUTSIDE

There is a pebbled off road parking area to the front of the property and a path leading to the front door. To the side is a single detached timber garage which is painted black.

To the rear is a rear showpiece example, perfect for those who enjoys the outdoors, featuring a variety of planted pockets, beds and lawned areas with established evergreens, perennials, herb boxes and vegetable patches. There is a garden shed and chicken run, pond, random stone flagged patio seating area.

Due to the size and nature of the plot, further extension of the property may well be possible without compromising the outside space, subject to necessary consents.

