

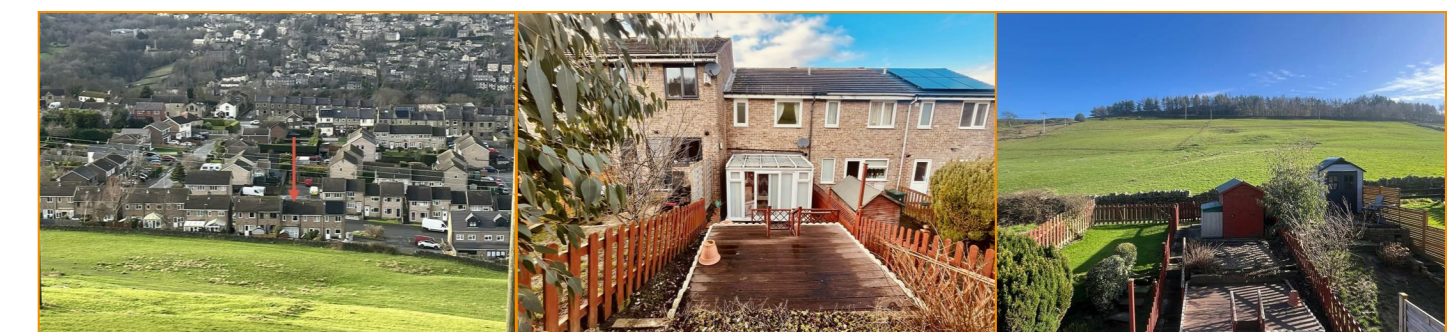
# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



119 Kinder Avenue  
Cowlersley, Huddersfield, HD4 5XD

Offers Around £147,950



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This attractive mid-terrace house on Kinder Avenue presents an excellent opportunity for both first-time buyers and downsizers. A comfortable home offered with no upper chain which is well-cared-for and extended (conservatory & porch) perfectly ready for you to move in and make it your own over time.

The house boasts a comfortable porch, lounge, a fitted dining kitchen, conservatory, 2 bedrooms and a shower room providing ample space catering to the needs of modern living.

One of the standout features of this home is its attractive rear aspect, which adjoins the lovely landscaped garden.

The property is situated in a popular location within the Colne Valley, known for its scenic beauty and vibrant Villages centers meaning schooling, shopping and trans Pennine Rail links are on your doorstep.

The property has gardens to the front and rear plus an allocated parking space a short distance from the property..

Do not miss the chance to view this charming property, call now and book your inspection.

#### ACCOMMODATION

##### GROUND FLOOR

##### PORCH

5'5" x 4'5"

With two uPVC double glazed windows, accessed via a uPVC double glazed door with privacy glass inset. Electric wall mounted heater cloaks hanging and a uPVC double glazed door leading into the lounge.

##### LOUNGE

13'2" x 12'8"

Enjoying good levels of natural light via the uPVC double glazed picture window positioned to the front elevation from which distant views towards Scapegoat Hill and the surrounding area can be enjoyed. Two central heating radiators and an open plan staircase rising to the first floor with spindles, balustrade and newel post on display. The focal point for the room is an electric coal effect fire sat within a traditional style surround with a conglomerate marble effect back and plinth.

##### DINING KITCHEN

12'6" x 8'1"

Fitted with a range of wall and base units in a modern design displaying a traditional oak effect finish with stainless steel bar handle trim, complementary marble effect working surfaces which incorporate a stainless steel inset sink unit with drainer and mixer tap. The kitchen is further equipped with provision for an electric cooker, plumbing for a washing machine, space for a tallboy fridge freezer and a wall mounted Ideal Logic combination boiler. You will also find a central heating radiator and two uPVC double glazed windows overlooking the conservatory and a uPVC double glazed door with privacy glass inset leading to the conservatory.

##### CONSERVATORY

10'1" x 6'1"

uPVC double glazed in construction with a sliding patio door giving easy passage to the exterior of the property. There is a central heating radiator and pine panelling along with the gas meter box.

##### FIRST FLOOR

##### LANDING

5'10" x 2'7"

Giving access to the principle first floor rooms.

##### BEDROOM 1

9'11" x 9'5"

Enjoying the aforementioned aspect towards Golcar via the uPVC double glazed window, central heating radiator and a large cupboard extending over the staircase which provides excellent storage, 1.71m x 0.92m.

##### BEDROOM 2

9'7" to the robe x 7'3" max

Enjoying a lovely open aspect to the rear via the uPVC double glazed window with full opening light. There is a central heating radiator, decorative covering and two double wardrobes with full hanging and shelving.

##### SHOWER ROOM

6'9" x 4'11"

Fitted with a low flush wc, pedestal hand wash basin and walk-in wet room style shower with complementary tiled walls, central heating radiator, uPVC double glazed window with privacy glass and the former cylinder cupboard which now provides linen storage.

##### OUTSIDE

To the front of the property is a low maintenance garden, slightly raised path leading to the front porch and to the rear is largely landscaped garden which includes decking, pebbled areas, patio seating and a garden shed for storage. An allocated parking space is located in the car park to the end of the row of properties.

##### TENURE

We understand that the property is a freehold arrangement.

##### COUNCIL TAX. BAND A.

