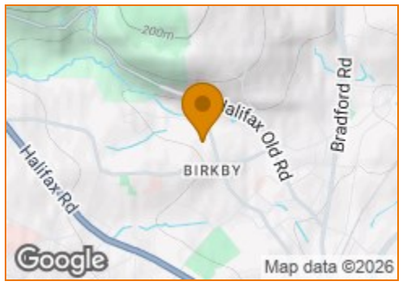
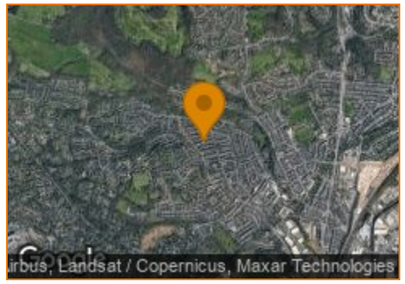
BOULTONS

Terrain Map



Hybrid Map



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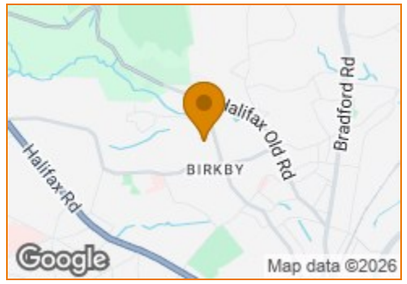


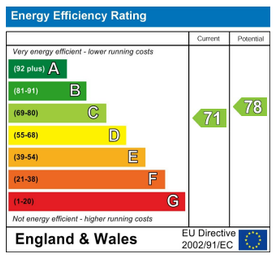
Floor Plan

24 Lynndale Avenue, Huddersfield

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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Lynndale Avenue

Birkby, Huddersfield, HD2 2XP

Offers Around £220,000

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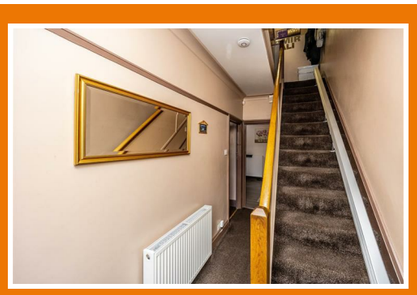
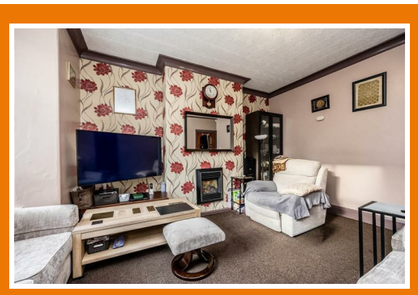
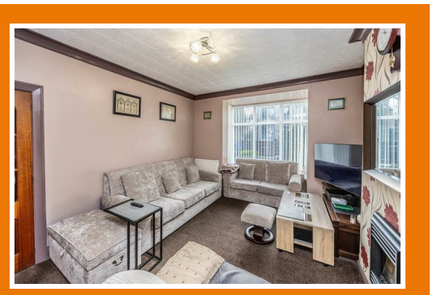

Situated in this sought-after area of Birkby. A spacious end terrace house presenting an excellent opportunity for families and professionals alike. Smartly presented and well-appointed, the property boasts three spacious bedrooms and two formal reception rooms, providing ample space for both relaxation and entertaining.

The home has been thoughtfully extended from its original design, offering a blend of modern living with the potential for the creation of additional living space (subject to [planning) at both lower ground floor and second floor. Additionally, there are attractive and low maintenance gardens located to the front and rear.

Situated in a popular location, this property is conveniently close to local amenities, making daily life both easy and part of a wider established community. Furthermore, its proximity to the M62 motorway ensures excellent transport links to nearby towns and cities, perfect for commuters.

This delightful home is well worthy of inspection, as it combines comfort, style, and potential in a desirable neighbourhood. Don't miss the chance to make this property your own.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
12'9" x 5'6"

Accessed via a uPVC double glazed front door with privacy glass inset, staircase rising to the first floor, cloaks hanging, cupboard storage under the stairs with lighting and a central heating radiator.

LIVING ROOM
12'9" average, 15'7" max x 11'6" max

Positioned at the front of the property and enjoying good levels of natural light via the uPVC double glazed bay window. The focal point for the room is a coal effect gas fire, recessed to the chimney breast. There is decorative coving and a central heating

DINING/SITTING ROOM
17'2" max, 15'9" av x 9'11"

With an attractive grey ash style laminate floor covering, central heating radiator and natural light via the uPVC double glazed window positioned to the gable end.

KITCHEN
11'1" x 8'11"

Fitted with a range of contemporary wall and base units in a high gloss finish, handleless in design with complementary slate effect working surfaces which incorporate a stainless steel inset sink and drainer with mixer tap, part tiled splashbacks around the preparation areas. There is plumbing for a dishwasher, provision for a gas cooker and space for a tallboy fridge freezer. There is an attractive tiled finish floor covering, central heating radiator and a uPVC double glazed window to the rear elevation. To the side of the property is a uPVC double glazed door, giving access to the exterior of the property. There is a loft hatch leading to the roof space (not inspected at the time of the appraisal) and an internal door leading to a ground floor shower room.

SHOWER ROOM
8'9" x 3'10"

Fitted with a modern three piece suite comprising walk-in double Triton shower, vanity hand wash basin with chrome waterfall mixer tap over and low flush wc with hand held bidet attachment. There are complementary tiled walls and floor, central heating radiator and a uPVC double glazed window with privacy glass inset. There is an aqua-board finish to the ceiling and an Xpelair extractor.

BEDROOM 1
12'7" x 8'7" to the robe

With a range of fitted bedroom furniture with sliding mirror fronted door units with a range of hanging and shelving. To the front elevation is a uPVC double glazed window and there is also a central heating radiator.

BEDROOM 2
10'8" x 9'3" to the chimney breast

With cupboard storage units within the alcove at the side of the chimney breast and over-bed cupboards in the other alcove. There is also a decorative feature fireplace, now used as recessed shelving, central heating radiator. Wardrobe included subject to offer.

BEDROOM 3
8'2" max x 6'6"

With a uPVC double glazed window positioned to the front elevation, fitted double wardrobe above the bulkhead.

HOUSE BATHROOM
7'4" x 6'5"

Fitted with a corner spa style panel bath with shower over, low flush wc and vanity hand wash basin with chrome mono block mixer tap over. There are complementary tiled walls, extraction, heated towel rail and a uPVC double glazed window with privacy glass inset.

LANDING

With a loft hatch with pull down loft ladder leading to a useful loft space which has been boarded out to provide additional storage space.

ATTIC SPACE
16'7" x 14'9"

This useful additional storage loft has two Velux skylights positioned to the rear roof slope, head height of 2.19m to the apex of the ceiling. Carpets and lighting. This area is currently used for storage but could be converted to provide additional living accommodation, subject to the appropriate works and consents.

BASEMENT

Offering enormous potential for conversion and or remodelling to provide additional accommodation, subject to works and regulation approval.

UTILITY, REAR
14'3" x 8'3"

With power and light, plumbing for a washing machine and a stainless steel inset sink. This useful utility area also houses the Worcester combination boiler and ample power sockets for additional white goods.

MID SECTI0N
10'0" x 14'9"

Also having power and light along with additional pantry style storage.

WC

Fitted with a white two piece suite comprising low flush wc and pedestal hand wash basin with mixer tap.

UTILITY/STORE ROOM
3'6" x 5'4"

Housing the fuse board, electricity meter and gas meter

FRONT WORKSHOP/STORE ROOM
9'9" x 8'4"

Racked out with shelving, also with lighting.

OUTSIDE

To the front of the house is a low maintenance flagged patio garden with raised beds and gradually sloping ramp leading to the front door.
An enclosed, low maintenance flagged garden with steps down to the basement rooms. A flight of steps to the side gives access to the kitchen and front of the property. Secure rear gate leads out to a rear lane. There is a pathway and patio to the side, also low maintenance.

TENURE

We understand the property is a long leasehold arrangement with the ground rent circa £3.00 per annum.

COUNCIL TAX BAND A.

AGENTS NOTES

Upon inspection will see that the property has been upgraded, remodelled and well maintained. Improvements include but are not limited to: A new roof system installed in June 2025 and that the alarm system is subject to an annual service agreement. The exterior wall coating was also newly upgraded in June 2025., cavity wall insulation with a 25 year guarantee, new internal doors, upgraded fixtures and fittings throughout the interior and the aforementioned extensions and redesign of the living arrangements.