



BOULTONS

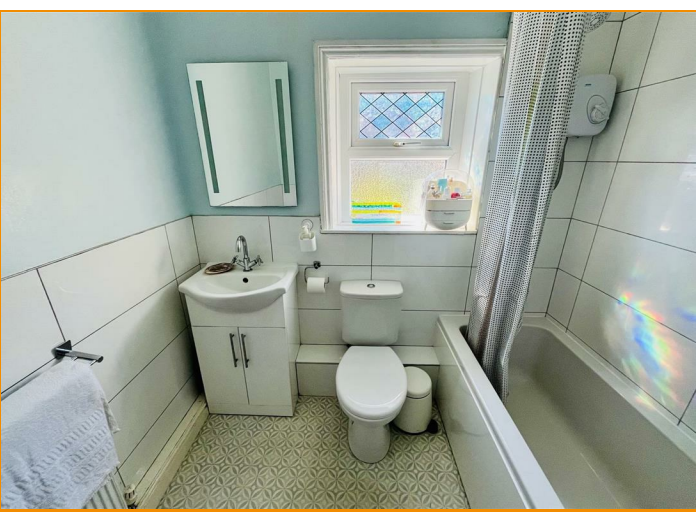
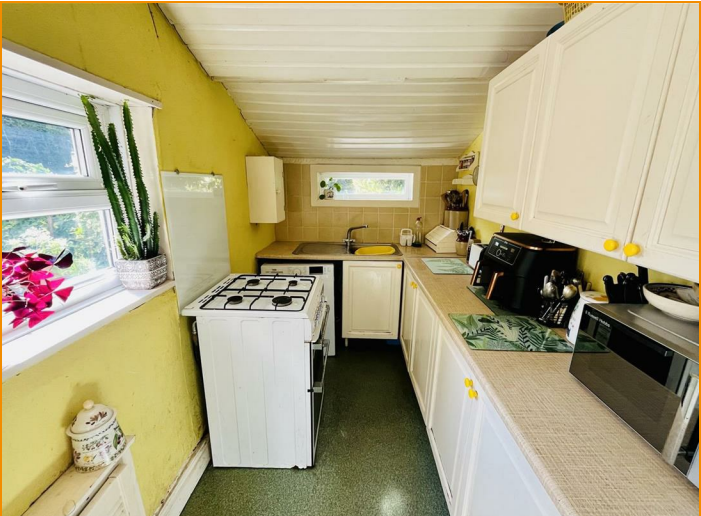
54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



9 Lynndale Avenue
Birkby, Huddersfield, HD2 2XP

Offers Over £150,000





This delightful end terrace house is a true gem, brimming with character and charm. The property boasts a spacious layout spread over three floors, providing ample space comprising two inviting reception rooms, two well-proportioned bedrooms and a most useful attic space with fixed stairs and a skylight. The bathroom is a contemporary arrangement with a three piece white suite, and the separate kitchen although functional is a blank canvas for adding your own touch.

Outside you will find a lovely enclosed rear garden which due to its size and end of row nature allows for the opportunity of extension of the property subject to the necessary consents.

The stone exterior adds to the property's appeal, giving it a classic and timeless look that stands out in the neighbourhood, which is a popular location, ideally placed near local amenities and Huddersfield town center, making daily errands a breeze. Additionally, the proximity to the M62 motorway ensures excellent links for those commuting to the surrounding regional financial centres.

This property is well presented, and cared for but it is also a home full of potential, perfect for first-time buyers or small families. With its blend of character, space, and convenience, this end terrace house on Lynndale Avenue is a wonderful opportunity not to be missed.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

11'5" x 2'7" ave

Accessed via a period front door with art deco style tulip design leaded and and stained glass top light. There is a central heating radiator and an internal door leading to the lounge and also access to the dining room.

LOUNGE

11'1" max x 10'9"

The focal point for the room is a traditional period feature fireplace with a gas fire inset atop a tile hearth. There is a uPVC double glazed picture window positioned to the front elevation, central heating radiator and internal glazed double doors leading to the dining room.

DINING ROOM

11'9" x 11'1" min

With a uPVC double glazed window overlooking the rear garden, central heating radiator and useful cupboard storage space under the stairs where you will find the fuse board.

KITCHEN

13'9" x 5'10"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a stainless steel inset sink unit with mixer tap. There is provision for a gas cooker, plumbing for a washing machine and concealed within the cupboard units is the stop cock and in another is the gas meter. To the rear and side elevations are uPVC double glazed windows along with a side door giving access to the exterior of the property.

FIRST FLOOR

BEDROOM 1

13'9" max x 10'5"

With a range of fitted bedroom furniture including two double wardrobes and useful base level cupboard storage. There is a further storage under the stairs which rise up to the attic space. There is a uPVC double glazed window to the front elevation and a central heating radiator.

BEDROOM 2

9'10" x 6'2" plus the entrance

Also with a central heating radiator and a uPVC double glazed window to the rear elevation.

BATHROOM

6'6" x 7'2"

Fitted with a white contemporary suite comprising vanity hand wash basin with mixer tap, panel bath with shower over and a low flush wc. Complementary splashbacks surround the wet areas and there is a uPVC double glazed window with privacy glass inset.

FIRST FLOOR LANDING

With a staircase rising up to the attic space.

ATTIC SPACE

14'1" x 11'9"

With a skylight positioned to the rear roof slope, eaves storage and good levels of natural light via the Velux window.

OUTSIDE

To the front of the house is an enclosed and well stocked buffer garden providing a good degree of privacy from the roadside. There is an enclosed patio garden to the rear, split into two tiers, predominantly low maintenance with well stocked beds and borders. Pending approval from the local planning authorities there is potential to extend to the rear or the end/side of the property subject to planning permission.

TENURE

We understand that the property is a leasehold arrangement with ground rent at circa £20 P.A. Full information to be confirmed during the conveyancing process.

COUNCIL TAX. BAND A.

