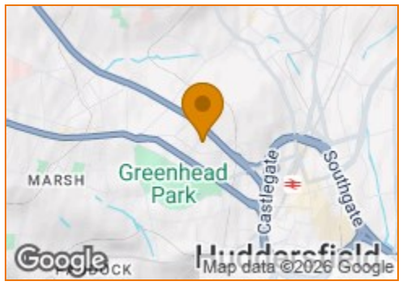
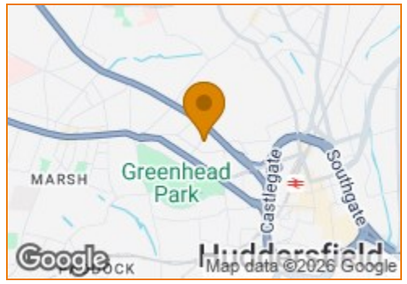
Terrain Map

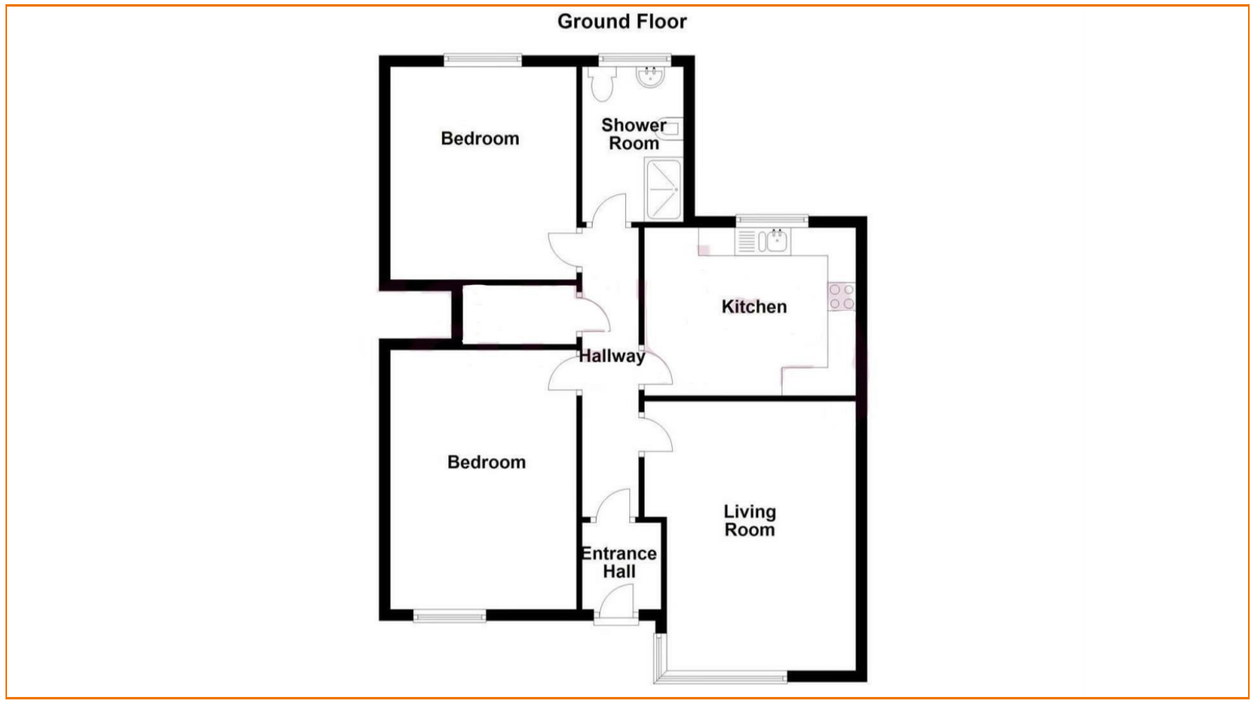


Hybrid Map

Terrain Map



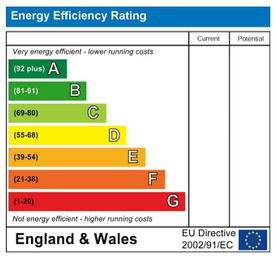
Floor Plan



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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BOULTONS

Vernon Avenue

Edgerton, Huddersfield, HD1 5QD

£149,950

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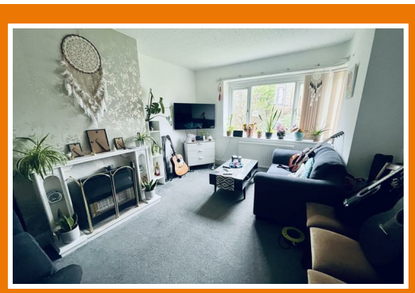
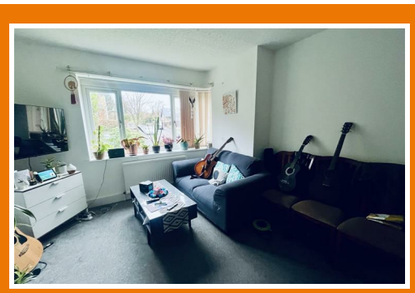

Well located in this desirable suburb is an attractive and spacious ground floor flat on Vernon Avenue. Presenting an excellent opportunity for first-time buyers, downsizers and investors alike. The property boasts a well-established front garden, enhancing its curb appeal and providing a pleasant outdoor space.

Inside, you will find two generously sized double bedrooms, a modern kitchen equipped with contemporary fittings, a shower room featuring a four piece white suite, and a most spacious bay fronted lounge.

The flat is ideally situated near the town centre, offering easy access to a variety of shops, cafes, and amenities. Additionally, the beautiful Greenhead Park is just a stone's throw away, providing a perfect setting for leisure. The nearby and vibrant areas of Lindley and Marsh further enrich the local community, while excellent transport links, including the M62, ensure convenient travel to surrounding regions.

With no onward vendor chain, this property is ready for you to move in and make it your own. Whether you are looking for a comfortable home or an investment, this ground floor flat is a must-see. Don't miss the chance to explore this charming residence in a sought-after location.

ACCOMMODATION

ENTRANCE VESTIBULE
5'1" x 3'3"

Accessed via a uPVC double glazed front door with leaded and stained glass inset detail and having a further internal glazed inner door leading through to the hallway.

INNER HALL
13'3" x 3'2"

Providing access to all the principle rooms. You will also find useful cupboard storage space housing the fuse board and electricity meter (gas meter located on the exterior on the property).

LOUNGE
15'11" max x 12'4" max

Positioned at the front of the property and enjoying good levels of natural light via the uPVC double glazed window which overlooks the front garden and takes in the semi open aspect. The focal point for the room is a traditional gas fire within a surround and there is a central heating radiator.

DINING KITCHEN
12'5" x 9'10"

Overlooking the rear garden via the uPVC double glazed window. The kitchen is fitted with a range of modern wall and base units in a grey colour scheme with complementary stone effect working surfaces. The kitchen is further equipped with plumbing for a washing machine, integrated dishwasher, fitted oven, four ring electric hob and integrated extractor canopy. There is a one and a half bowl stainless steel inset sink unit and drainer with mixer tap and a wall mounted combination boiler. Part tiled splashbacks surround the preparation areas and there is space for a tallboy fridge freezer.

BEDROOM 1
13'11" x 9'3" to the robe or 9'10" max

The bedroom furniture comprises two double and one single robe, dresser and cupboard storage, uPVC double glazed window to the front elevation looking up Vernon Close. Central heating radiator.

BEDROOM 2
11'0" x 12'5"

Located to the rear with a uPVC double glazed window taking in the attractive wooded aspect. Central heating radiator.

SHOWER ROOM
5'9" x 9'1"

Fitted with a modern white four piece suite comprising low flush wc, pedestal hand wash basin, bidet and double shower cubicle. Part tiled splashbacks, central heating radiator and a uPVC double glazed window with privacy glass inset.

OUTSIDE

Featuring an attractive and enclosed front garden with shared pathway (for the first floor flat) is positioned at the front of property and is largely level, laid to lawn with established beds and borders.

COUNCIL TAX. BAND B

TENURE

Long leasehold. 999 years from 25 March 1938. Ground rent circa £3.00 (three pounds) P.A. Full details to be provided during the conveyance.

AGENTS NOTES

There is an option to rent a garage situated nearby at £175 per annum.