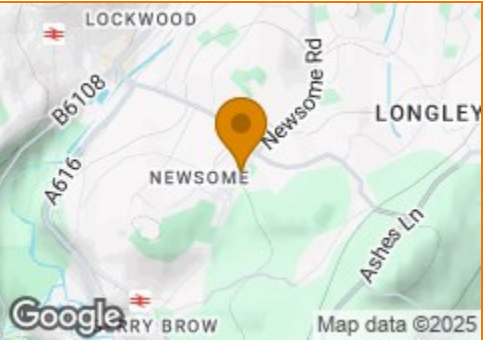


Terrain Map



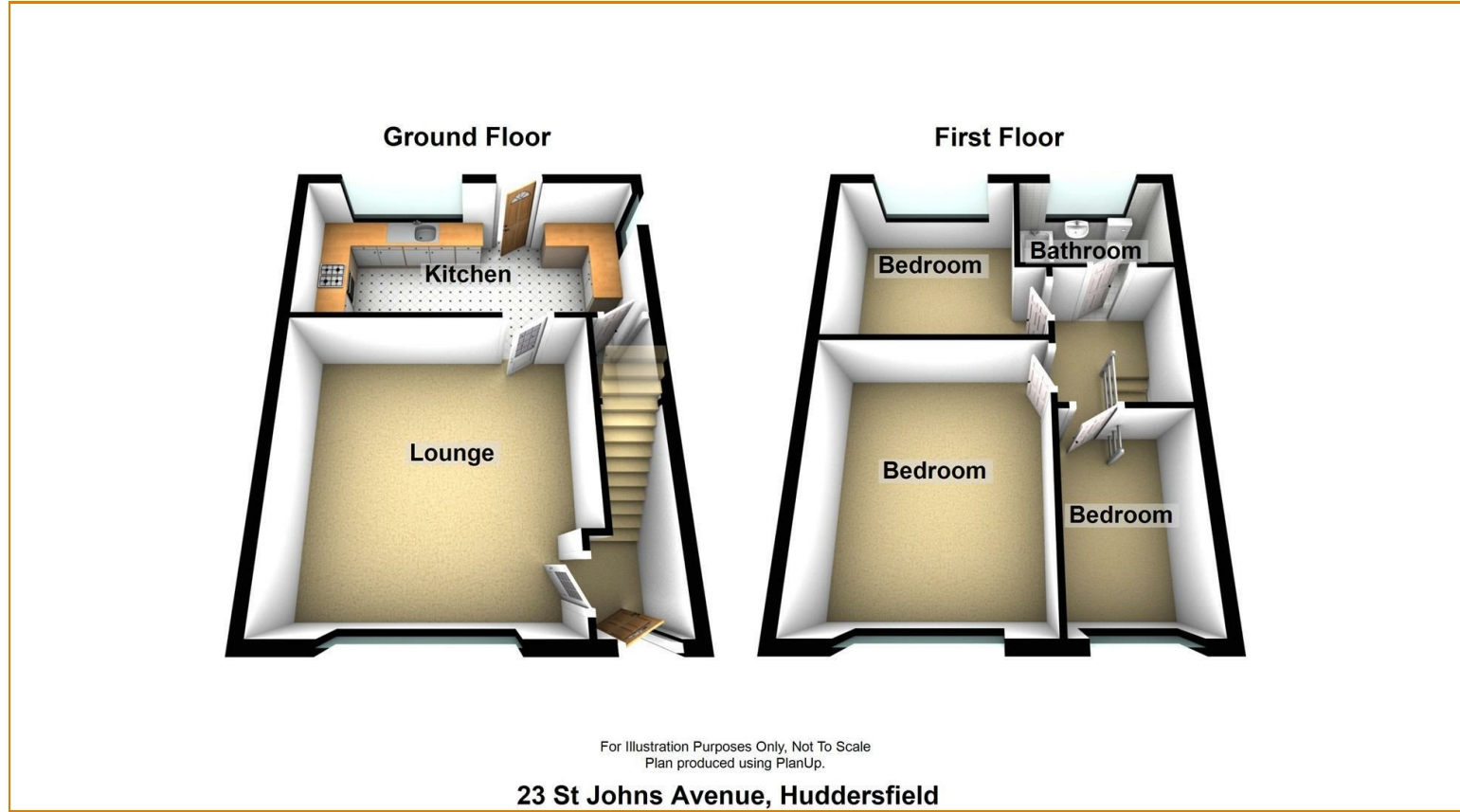
Hybrid Map



Terrain Map



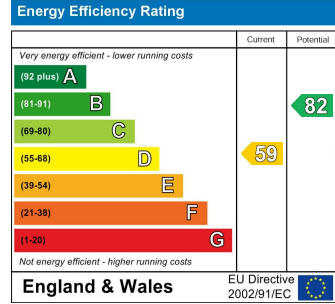
Floor Plan



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



# BOULTONS



## St. Johns Avenue

Newsome, Huddersfield, HD4 6JP

Offers Around £160,000

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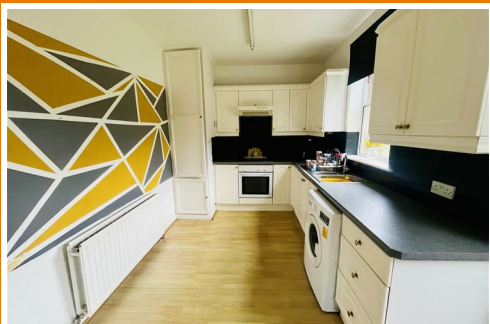
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# St. Johns Avenue

Newsome, Huddersfield, HD4 6JP

Offers Around £160,000



This 3 bed end terrace house presents an excellent opportunity for both families and first-time buyers.

The house is well presented, spacious and offers excellent potential for personalisation, allowing you to make it truly your own. Its convenient location means you are just a stone's throw away from essential road and rail links, making commuting a breeze. Additionally, local shops are within easy reach, ensuring that daily necessities are never far away. The nearby countryside provides a perfect escape for leisurely walks and outdoor activities.

Another stand out feature here is the attractive and generous rear garden which allows ample space for a young growing family.

Offered with no onward chain. Do not miss the chance to view this lovely home that combines "move in ready" comfort, convenience, and potential in one attractive package.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

4'3" x 3'5"

Accessed via a uPVC double glazed front door which has privacy glass inset. There is a central heating radiator, a staircase rising to the first floor and beech effect laminate floor covering which is continued into the lounge.

#### LOUNGE

15'4" x 14'

Enjoying good levels of natural light via the uPVC double glazed window positioned to the front elevation. The focal point for the room is a traditionally styled, coal effect gas

fire. There is a central heating radiator, decorative coving and the aforementioned beech effect laminate floor covering. A glazed internal door then leads through to the dining kitchen at the rear of the property.

#### DINING KITCHEN

18'6" x 8'6"

Fitted with a range of modern wall and base units in a white colour scheme with contrasting grey stone effect working surfaces which incorporate a one and a half bowl stainless steel inset sink unit with draining board and mixer tap over. There is a fitted 4 ring gas hob with extraction over and a fitted oven beneath. The kitchen is further equipped with plumbing for a washing machine and provision for further under-counter white goods. There are part tiled splashbacks around the preparation area, a central heating radiator and two uPVC double glazed windows, one of which is positioned to the rear elevation overlooking the garden and the other to the gable end with privacy glass inset. A uPVC double glazed door with privacy gives access to the garden. There is a useful storage cupboard under the stairs which is also houses the boiler. Within one of the cupboard units is also where an immersion heater will be found.

### FIRST FLOOR

#### BEDROOM 1

11'5" max into the alcove x 13'3"

This spacious double bedroom has a uPVC double glazed window positioned to the front elevation from which distant views can be enjoyed. There is a central heating and useful cupboard storage within the alcove and a water tank in the cupboard over.

Agents Note - A new tank has been installed and the vendor of the property is currently in the process of renewing the cupboard units to house this.

#### BEDROOM 2

9'3" x 10'0", plus radiator

Overlooking the rear garden having a uPVC double glazed window and a central heating radiator.

#### BEDROOM 3

6'8" x 7'1" to the bulkhead, 10' max

A generous third bedroom also with a central heating radiator and a uPVC double glazed window positioned to the front elevation. You will also find cupboard storage within the bulkhead unit.

#### BATHROOM

8' x 5'

Fitted with a white, three piece suite comprising low flush wc, pedestal hand wash basin and panel bath with shower over. There are part tiled splashbacks by the sink and toilet and aqua-board style splashback around the shower and bath area. There is a central heating radiator and two uPVC double glazed windows with privacy glass inset and which are positioned to the side and rear elevations.

#### LANDING

6'7" x 7'2"

With a uPVC double glazed window positioned to the gable end which overlooks the urban green space. There is a loft hatch giving access to the roof space although this was not inspected at the time of the appraisal.

#### OUTSIDE

To the front is a lawned and a pebbled garden area behind an established wall and with a flagged pathway leading up and around the property. The rear garden is predominantly level and largely laid to lawn with patio a seating area and two garden sheds for storage.

#### TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND A.

