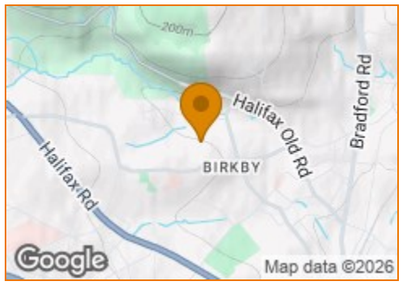
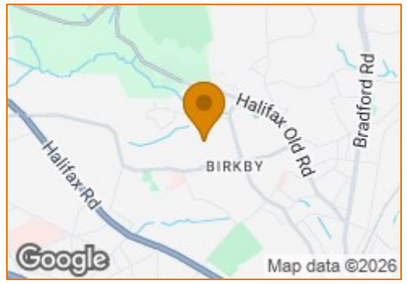
Terrain Map



Hybrid Map

Terrain Map



Floor Plan

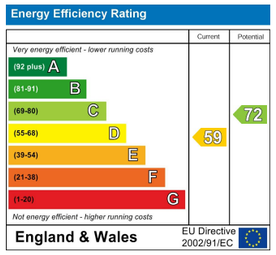
Total area: approx. 108.1 sq. metres (1163.1 sq. feet)

25 Grange Avenue, -

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

Grange Avenue

, Huddersfield, HD2 2XJ

£350,000

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Grange Avenue

, Huddersfield, HD2 2XJ

£350,000

OFFERED WITH NO ONWARD CHAIN

Located at the top of the desirable Grange Avenue is this beautiful three-bedroom semi-detached home offering a wonderful opportunity for growing families and garden enthusiasts. Set on an extensive and attractive plot of approximately 0.21 acres, the property boasts superb views to the rear, providing a tranquil backdrop for everyday living.

The house has been thoughtfully improved, showcasing a blend of modern comforts and classic charm. Spanning three floors, it offers ample space for both relaxation and entertainment. The layout is versatile, with potential for further extension, subject to planning permission, allowing you to tailor the home to your specific needs if and when they change.

Situated at the head of this highly sought after tree-lined cul-de-sac, while still being conveniently close to an array of local amenities and within easy reach the M62 motorway network and Huddersfield town centre,

This home presents a unique opportunity to enjoy both the beauty of gardens and wooded backdrop and yet still enjoys the convenience of urban living. With its impressive views, "move in ready" finish, generous plot, and potential for further development, this property is not to be missed.

Book your viewing today, this house on Grange Avenue is sure to impress.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
9'6" x 4'3"

Accessed via a traditional front door, featuring a turned staircase rising to the first floor with a uPVC double glazed window on the turn, central heating radiator, cloaks hanging, glazed internal doors leading through to the lounge, living kitchen and cloakroom/wc.

CLOAKROOM/WC
5'8" x 2'5"

Fitted with a pedestal hand wash basin and low flush wc, internal leaded and frosted window which allows borrowed light into the cloakroom.

LOUNGE
21'9" x 12'11" max

This generous and well presented reception room enjoys excellent levels of natural light via the uPVC double glazed windows positioned to the front and rear elevations, both enjoying attractive aspects with the one to the front looking down Grange Avenue and that to the rear has views of the surrounding area including the woodland around Grimescar and the garden. You will also find two central heating radiators, decorative coving and the focal point for the room which is wood fired stove sat on a rustic style fireplace with distressed oak mantle and slate hearth. There is an antique oak laminate style floor which extends to the living kitchen and reception hall.

LIVING KITCHEN
16'10" x 14'1"

This sociable living area also has good levels of natural light and the aforementioned views, particularly from the rear elevation. There is a range of wall and base units in a white colour scheme with complementary slate effect worktops which incorporate a one and a half bowl stainless steel sink unit with mixer tap. There is a matching central island with the four ring gas hob. The kitchen is further equipped with a fitted oven, integrated dishwasher and space for a tallboy fridge freezer. There is also a central heating radiator and sliding patio doors to the side elevation.

LOWER GROUND FLOOR

UTILITY
13'7" x 10'2" max

With plumbing for a washing machine and provision for additional white goods along with a Belfast style sink and a uPVC double glazed window positioned to the rear elevation. The solid timber door to the rear elevation leads directly out to the garden.
There is also a useful pantry/keeping room (not inspected at the time of the appraisal and a useful garden store room which houses the electricity meter and fuse board.
At the bottom of the cellar steps, you will find the gas meter and a small uPVC double glazed window allowing natural light into this area.

FIRST FLOOR

BEDROOM 1
11'10" x 13'0"

Another attractive room which enjoys an abundance of natural light via the uPVC double glazed angled bay window, leaded in design, which takes in the tree lined street and morning sun. Central heating radiator, decorative accent wall and a traditional internal door.

BEDROOM 2, rear
12'11" x 9'4"

Taking in the aforementioned far reaching views along the Grimescar Valley and across to Cowcliffe via the uPVC double glazed window. Central heating radiator.

BEDROOM 3
10'9" x 9'3"

With a double cupboard/wardrobe with additional storage above, central heating radiator and a uPVC double glazed window from which the distant views can be enjoyed.

FAMILY BATHROOM
10'4" max (7'1" av) x 8'9"

Fitted with a four piece suite comprising shower cubicle, low flush wc, pedestal hand wash basin with mixer tap and panel bath, also with a mixer tap. There are attractive part tiled splashbacks and contrasting slate effect tile floor covering and a uPVC double glazed window with privacy glass inset positioned to the front elevation. There is an aqua-board style finish to the ceiling with spotlights and a heated towel rail.

LANDING

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal) and a uPVC double glazed window with leaded detail inset positioned to the gable end.

OUTSIDE

There is a pebbled off road parking area to the front of the property and a path leading to the front door. To the side is a single detached timber garage which is painted black.
To the rear is a rear showpiece example, perfect for those who enjoys the outdoors, featuring a variety of planted pockets, beds and lawned areas with established evergreens, perennials, herb boxes and vegetable patches. There is a garden shed and chicken run, pond, random stone flagged patio seating area.
Due to the size and nature of the plot, further extension of the property may well be possible without compromising the outside space, subject to necessary consents.