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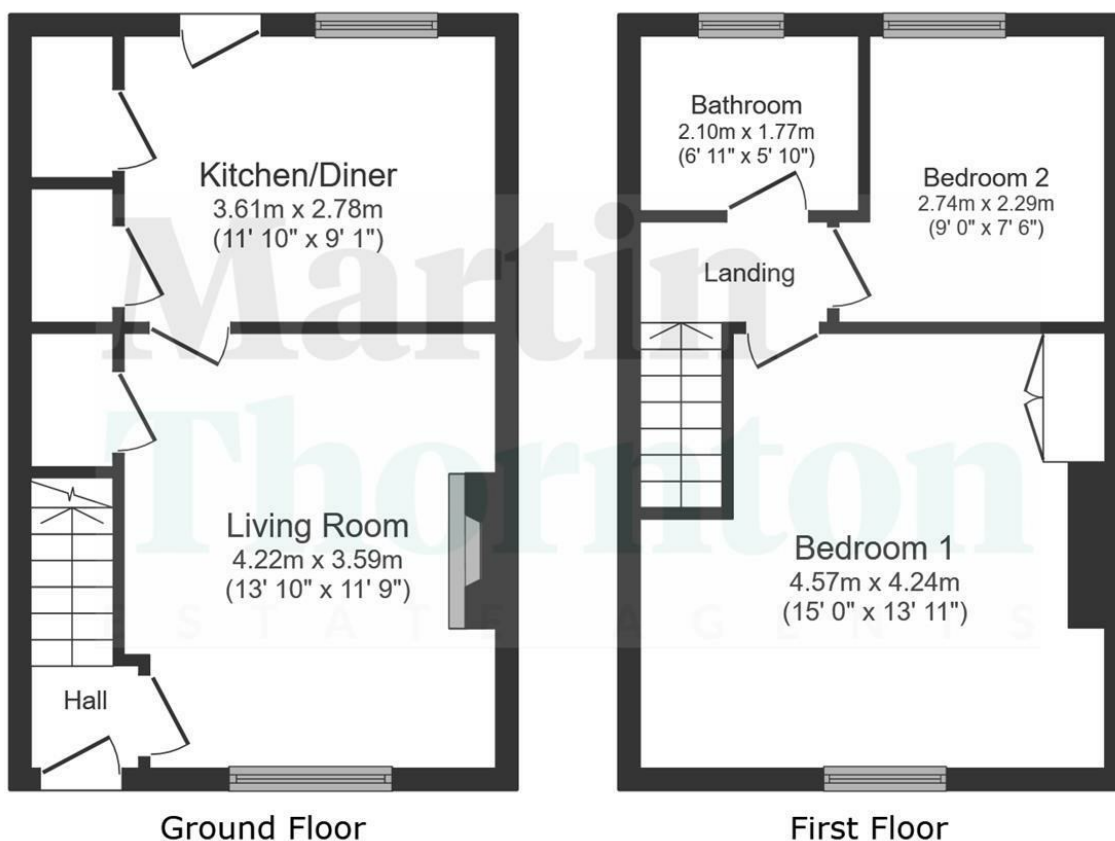
Hawes Avenue, Quarmby Huddersfield,

Offers over £170,000

This stone built two double bedroom end of terrace house is in a block of just four properties. It is located in this popular area with ease of access to local amenities including the shopping centre at Salendine Nook, Lindley Village, well-regarded schooling, hospital and public transport networks. It is offered with the advantage of no onward chain. The accommodation comprises an entrance lobby, living room and dining kitchen with built-in oven and hob. On the first floor, there are two bedrooms and a bathroom with a three-piece white suite. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are front and rear gardens and a garage to the rear.

**Hawes Avenue, Quarmby
Huddersfield,**

Floorplan



Ground Floor

First Floor

Total floor area: 64.0 sq.m. (689 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Hawes Avenue, Quarmby Huddersfield,

Details



Entrance Lobby

An external uPVC door with opaque glazed panels gives access into the entrance lobby, which has herringbone patterned vinyl flooring and a staircase rising to the first floor accommodation. There is a radiator and a panelled internal door leading into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and has uPVC windows. It has plenty of space for furniture and a fire surround incorporating an electric fire. There is coving to the ceiling, a useful under stairs storage cupboard and a radiator. A panelled door leads through to the dining kitchen.



Dining Kitchen

This room is positioned at the rear of the property and has an array of units to high and low levels, with matching worktops with upstands and a one-and-a-half bowl stainless steel sink with single drainer. Integrated appliances comprise an oven and hob with a canopy style filter hood above and a brick effect tiled splashback. There is a continuation of the herringbone patterned flooring from the entrance lobby, along with ceiling downlighting and a radiator. The room has space for a small dining/bistro table, a rear uPVC window and an external uPVC and glazed door. There is a useful walk-in storage cupboard and a larger walk-in cupboard/utility area, which has plumbing for an automatic washer and space for an additional appliance. This area also houses the Ideal boiler for the central heating system and has a high level uPVC window.



First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing, which has a uPVC window to the side elevation.

Hawes Avenue, Quarmby Huddersfield,

Details



Bedroom One

This large double bedroom is positioned at the front of the property and has a built-in storage cupboard incorporating a hanging rail over the staircase. It has a built-in low-level wardrobe with a hanging rail and shelving above. There is plenty of space for further freestanding or fitted furniture, a uPVC window, coving to the ceiling and a radiator.



Bedroom Two

This good-sized bedroom is positioned at the rear of the property and has a uPVC window with a view over the gardens. There is also a radiator.



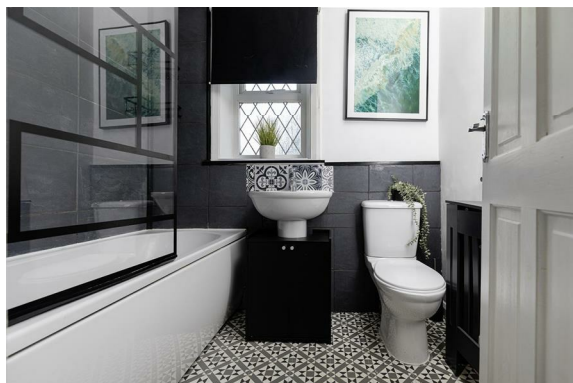
Hawes Avenue, Quarmby Huddersfield,

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House Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a shower screen and a wall-mounted/hand-held shower fitting, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, an opaque rear uPVC window and a radiator.



External Details

In front of the property, there is a perimeter wall and privet hedging. The front garden incorporates coloured slate and, at the side, the driveway gives access to the garage, which is slightly tucked behind the property. At the side of the garage, there is access to the good-sized rear garden.



Tenure

The vendor informs us that the property is leasehold.

Hawes Avenue, Quarmby Huddersfield,

Directions

