

FREEHOLD



House - End Terrace (EPC Rating:)

47 ELMFIELD AVENUE, HUDDERSFIELD,
WEST YORKSHIRE, HD3 4SQ

Asking Price

£115,000



3 Bedroom House - End Terrace located in Huddersfield

47 ELMFIELD AVENUE, LONGWOOD, HUDDERSFIELD, HD3 4SQ

An ex local authority end through terrace house, occupying a generous corner plot with scope for extension if required, subject to planning. The property is in need of a thorough repair and modernisation programme. It is conveniently located for the local amenities of Milnsbridge, Longwood and Golcar. The property is accessible for the M62 and is within commuting distance for Leeds, Manchester and West Yorkshire centres. The accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL (9 FT 6 INCHES x 5 FT 5 INCHES)

Turned staircase leading to first floor, access door to front

DINING KITCHEN (12 FT 10 INCHES x 13 FT 3 INCHES max)

Single drainer stainless steel sink unit, gas cooker point, wall mounted gas central heating boiler (not tested), fitted cupboards, fully tiled walls, ceramic tiled floor, pine paneled ceiling, windows to side and rear, access door to side

Full description

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THROUGH LOUNGE (13 FT 4 INCHES x 19 FT 2 INCHES max)

Part pine paneled walls, dado rail, pine paneled ceiling, fitted coal effect living flame gas fire (not tested), Adam style fire surround, tiled inset and hearth, window to front, French doors to rear leading into dilapidated conservatory, in need of re-build.

FIRST FLOOR

LANDING

Trapdoor access to roof void, window to side

BEDROOM 1 (13 FT 9 INCHES x 10 FT)

Fitted wardrobes, sliding doors, ceiling covings, ceiling spotlighting, window to front

BEDROOM 2 (14 FT 3 INCHES x 9 FT max)

L shaped with fitted wardrobes, sliding doors, window to rear

BEDROOM 3 (6 FT 3 INCHES x 9FT min)

Plus bulkhead recess, ceiling covings, ceiling spotlighting, window to front

BATHROOM (6 FT x 5 FT 6 INCHES)

White bath, pedestal washbasin, fully tiled walls, shower fitting above bath, pine paneled ceiling, ceiling spotlighting, window to rear

SEPARATE WC

With low flush suite, fully tiled walls, pine paneled ceiling, window to side

OUTSIDE

Generous gardens to front, side and rear in need of cultivation. Some mature conifer trees

LARGE GARAGE (14 FT 3 INCHES x 20 FT)

In need of repair and upgrade

Gates to the side of the property, flagged pathway to front

TENURE

Freehold.

SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

A (information obtained from Directgov website).

ENERGY BAND

D

DIRECTIONS

From Huddersfield town centre proceed along the A62 Oldham/Manchester Road through two sets of traffic lights following the signs for Milnsbridge and Slaithwaite. After approximately 2 miles turn right signposted Milnsbridge, and follow the one way system towards the centre over the river, and turn left ascending Scar Lane, past the Aldi supermarket on the left. Carry straight on at the mini roundabout and after



approximately ½ mile turn right at the second mini roundabout on to Sycamore Avenue. Carry on towards the end of Sycamore Avenue before turning right on to Elmfield Avenue. The property will be seen on the right hand side on the corner plot after the parade of shops on Sycamore Avenue.

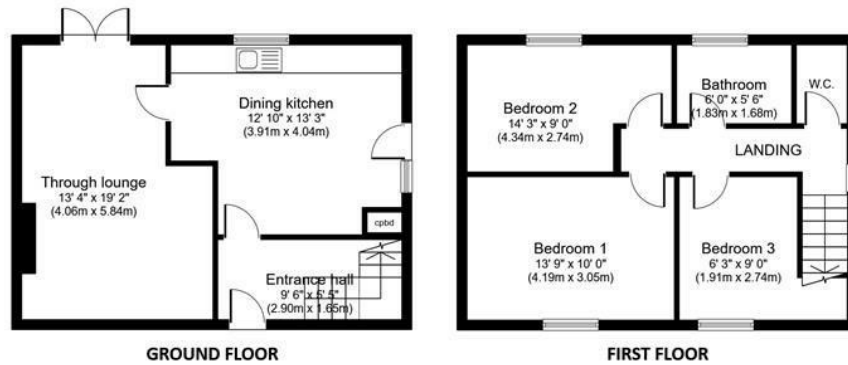
SOLICITORS

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.



47 Elmfield Avenue



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

01484 536 799

Council Tax Band

Call us on

01484536799

info@jowett-huddersfield.co.uk

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

