

LEASEHOLD



House - End Terrace (EPC Rating:)

17 DALMENY AVENUE, HUDDERSFIELD, HD4
5NN

£89,500



3 Bedroom House - End Terrace located in Huddersfield

An inter war end through terrace house constructed with part stone, brick and pebbledash rendered walls, with a slated pitched roof. The property occupies an elevated position and is in need of a thorough repair/modernization programme. It has gas fired central heating, and will be of interest to first time buyers, speculators, developers and builders. The property has a southerly facing rear garden aspect

GROUND FLOOR

ENTRANCE LOBBY

Radiator, stairs to first floor

SITTING ROOM

12' x 12' plus bay 5'10" x 2'2"

Tiled fireplace, frieze rail, radiator, window to front

DINING KITCHEN

15' x 9'2

single drainer stainless steel sink unit, wall mounted Vaillant gas central heating boiler, radiator, fitted cupboards, drawers, wall cupboards, window and door to rear, window to side, inset store area with electric consumer unit, part tiled walls

FIRST FLOOR

LANDING

Gable windows

BEDROOM 1

9' x 10'11"

Radiator, dated fitted wardrobes, cupboards above, window and view to rear

BEDROOM 2

8'9" x 11'

Radiator, window to front

BEDROOM 3

6' x 8'1"

Including bulkhead, radiator, window to front

SHOWER ROOM

5'8" x 5'7"

Low flush wc, washbasin, separate shower compartment, with Mira Sprint instant electric shower fitting and tray, part tiled walls, obscure glazed window to rear

OUTSIDE

Gardens to front and rear. Concrete driveway, blocked off garage store, integral former coal store to side

TENURE

Long leasehold for unexpired term of 999 year lease from 1 January 1937. Ground rent £4.60 per annum

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

ENERGY BAND

D. EER – current 59, potential 79. EPC report dated 8 March 2026.

DIRECTIONS

From Huddersfield proceed along the A62 Oldham/Manchester Road for approximately ¼ mile to the first set of traffic lights, keep in the left hand lane on the A62, at the next set of traffic lights take the left hand filter lane joining the Blackmoorfoot Road. Ascend Blackmoorfoot Road for approximately 1½ miles going through the traffic lights at Crosland Moor and then after a



further ¼ mile turn left on to the narrow William Horsfall Street. This is just after the left hand turning for Dryclough Road. Turn first right off William Horsfall Street on to Dalmeny Avenue, and the property will be seen on the left hand side after a short distance.

SOLICITORS

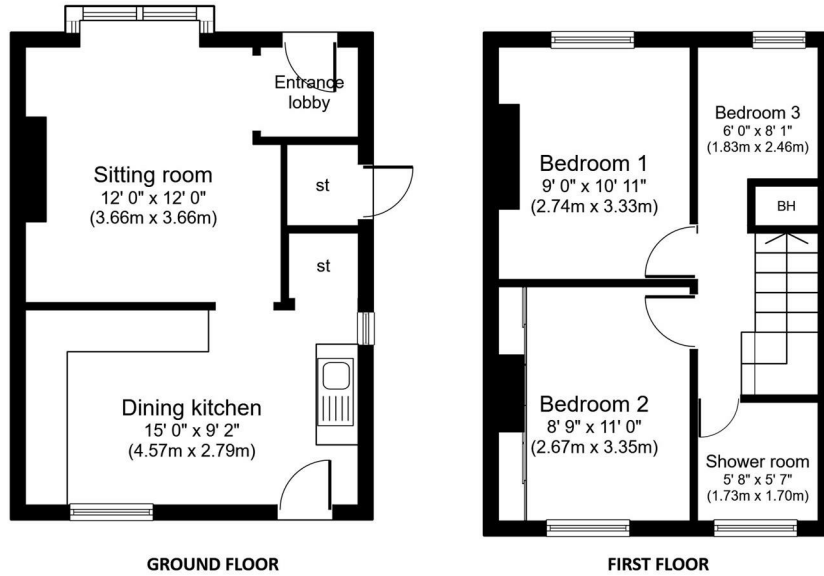
TBC

EXTRAS

Property sold as seen



17 DALMENY AVENUE, CROSLAND MOOR, HD4



call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on
Jowett 01484 536 799
 Chartered Surveyors & Estate Agents

Council Tax Band

A

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		

Call us on

01484536799

info@jowett-huddersfield.co.uk

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.

