

FREEHOLD



House - Detached (EPC Rating: D)

29 HIGHCLIFFE AVENUE, HUDDERSFIELD,  
HD2 2NS

£340,000



# 3 Bedroom House - Detached located in Huddersfield

29 HIGHCLIFFE AVENUE, FIXBY, HD2 2NS

A tastefully modernized chalet style detached house offering roomy 3 bedroomed accommodation with feature upgraded kitchen and large bathroom. The property has mainly brick faced walls, part tiled clad and part artificial stone faced with an interlocking concrete tiled pitched roof. The property has gas fired central heating and upvc double glazing plus security system. It enjoys splendid panoramic views towards the Pennines and East Yorkshire from the picturesque rear patio and garden area. This property is accessible for the M62, within commuting distance for Leeds, Manchester and West Yorkshire conurbations. An internal inspection is imperative to appreciate the well planned design. The accommodation comprises:-

## GROUND FLOOR

### SIDE ENTRANCE HALL

Radiator, stairs to first floor with gallery landing above, cloak store cupboard, window and door to side, useful understairs store

### BREAKFAST KITCHEN

7'10" x 12'9"

Range of modern fitted cupboards, drawers, wall units, breakfast bar, vinyl strip ceiling, Belfast sink unit, 4 ring Bosch electric hob, built in Bosch electric oven, granite worktops, built in dishwasher, ceiling striplight, windows to side and rear with open view

### DINING ROOM

11 x 8

Ceiling covings, display shelving, window to side, open and steps down to

### SITTING ROOM

15'1" x 10'8

Ceiling covings, double glazed sliding patio doors, 2 vertical modern central heating radiators, splendid view to rear over patio and garden area

### UTILITY ROOM

6'6" x 5'3"

Former bathroom with plumbing for automatic washing machine, worktops, wall mounted fitted cupboards, obscure glazed window to side, Baxi gas central heating boiler

### LARGE BATHROOM

12'6" x 6'10"

Formerly a bedroom with luxury Roca 4 piece suite with low flush wc, paneled bath, vanity unit, separate shower

compartment with chrome shower fitting and tray, tile effect strip paneled walls, 2 obscure glazed windows to rear, fitted wall cupboard, vertical heating strip panels, ceiling spotlighting, wall mounted vertical heated towel rail, extractor fan

### BEDROOM 1

10'5" x 12'

Radiator, ceiling covings, fitted wardrobes, window to front

## FIRST FLOOR

### LANDING/STUDY AREA

5'9" x 9'3"

Overlooking hallway below

### BEDROOM 2

21' max, 12' ave width x 8'7" min

Plus 2 recess areas giving access to eaves spaces, radiator, window to front

### Bedroom 3

12' max x 9'7" min

Plus recess, radiator, fitted wardrobes, cupboards above, splendid open view to rear

### EN SUITE SHOWER ROOM

8'3" x 3'7

Modern white suite including low flush wc, vanity unit, separate shower compartment housing chrome shower fitting and tray, fully tiled walls, wall mounted vertical heated towel rail, vinyl strip paneled ceiling, extractor fan

### OUTSIDE

Block paved driveway to front, lawn and open plan garden with planted borders, flagged pathway to sides. Power to



front and rear. External water supply to side and rear, flagged pathway, stone patio to rear, artificial stone walling, timber sleepers and planted area, southerly aspect

#### BUILT ON SINGLE GARAGE

8'9" x 15'3"

Remote controlled up and over door, brick construction with felted roof, access door to side, window to rear, power and lighting

#### VIEWING

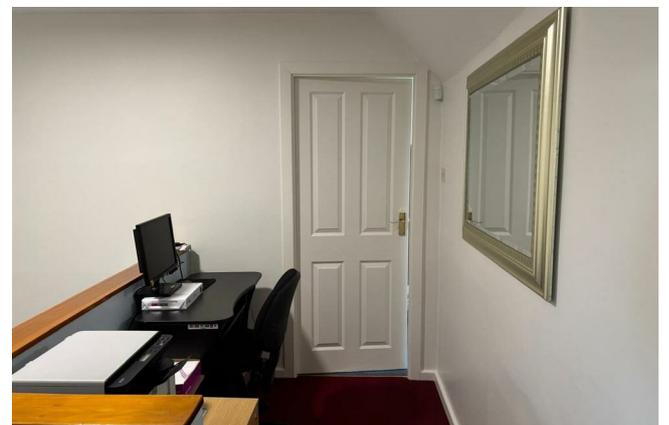
Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

#### SERVICES

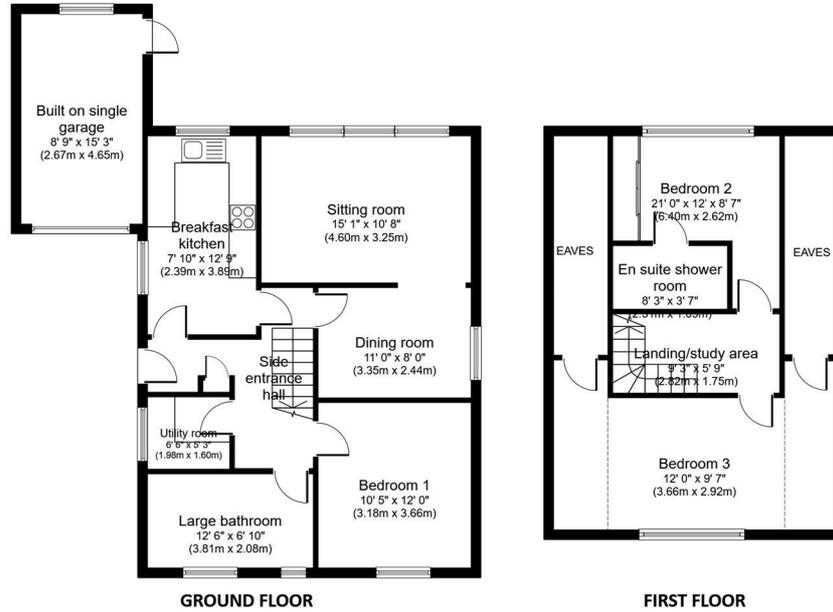
Mains sewer drainage, gas, water and electricity are laid on.

#### ENERGY BAND

D. To be renewed. W/C 23/02/26



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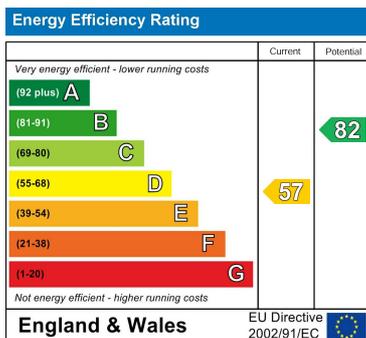


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