



12 Greyfriars Avenue, Huddersfield, HD2 1LQ

**£225,000**

Offered FOR SALE with no chain is this THREE bedroom NEWLY REFURBISHED DETACHED property in this popular part of Kirklees. Accommodation comprises; Entrance hallway, lounge, bedroom, shower room and dining kitchen. To the first floor; landing, two bedrooms and bathroom. Gardens front and rear, driveway providing off road parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Hallway



Upvc obscure double glazed door with Upvc obscure double glazed panel to side. Storage cupboard with laminate worktop and plumbing for washing machine. Radiator, staircase access to first floor, Upvc obscure double glazed window to side and doors to shower room, bedroom, dining kitchen and lounge;

### Lounge 10'9" x 16'0" (3.3 x 4.9)



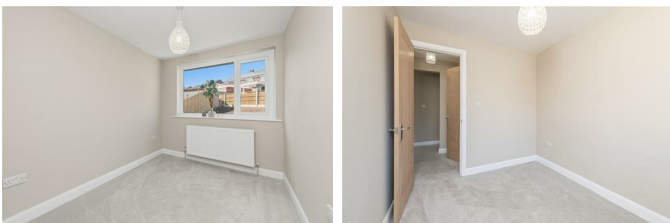
Radiator, Upvc double glazed window to side and front. Electric fire with decorative fireplace.

### Dining Kitchen 8'0" x 13'9" (2.45 x 4.2)



Having a range of wall and base units with laminate worktop and splashback. Integrated fridge/freezer, electric oven, electric hob with glass splashback and extractor hood. Stainless steel sink and drainer, 'Vokera Riello' condensing combi boiler. Laminate floor, radiator and Upvc double glazed window to side. Upvc double glazed French doors to rear and spotlights.

### Bedroom Three 7'6" x 9'4" (2.3 x 2.85)



Radiator and Upvc double glazed window to rear.

### Shower Room 4'3" x 4'3" (1.3 x 1.3)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower cubicle with mains shower. Laminate floor, shower walls, coving to ceiling and spotlights. Extractor fan and chrome heated towel radiator.

## First Floor

### Landing

Radiator, spotlights and sliding doors with storage and further undereaves storage. Doors to bathroom and bedrooms;

### Bedroom One 10'0" x 11'7" (3.05 x 3.55)



Double bedroom with Upvc double glazed window to front and radiator.

### Bedroom Two 9'6" x 10'0" (2.9 x 3.05)



Double bedroom with radiator, undereaves storage and Upvc double glazed window to rear.

### Bathroom 5'4" x 7'6" (1.65 x 2.3)



Three piece suite comprising low flush w.c. sink with vanity unit and mirror, bath with mixer shower over and glass shower screen. Laminate floor, shower walls and double glazed velux window. Chrome heated towel radiator, coving to ceiling and spotlights.

### External



To the front is an artificial lawn garden with pebbled borders. Patio and artificial lawn garden to rear.

### Parking

Driveway provides off road parking

### Tenure

We have been advised by the vendor that the property is freehold.

### Energy Rating

C

### Council Tax Band

B

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

### Boundaries & Ownerships

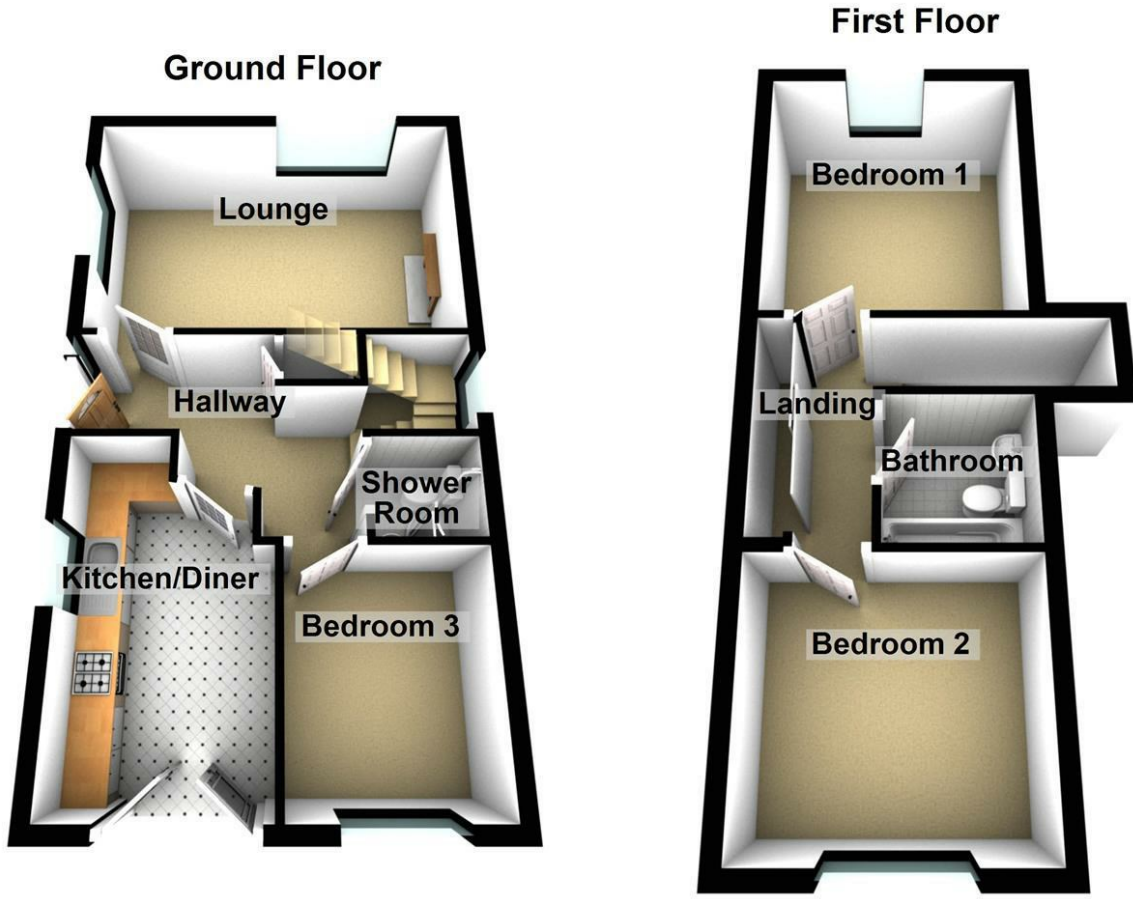
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

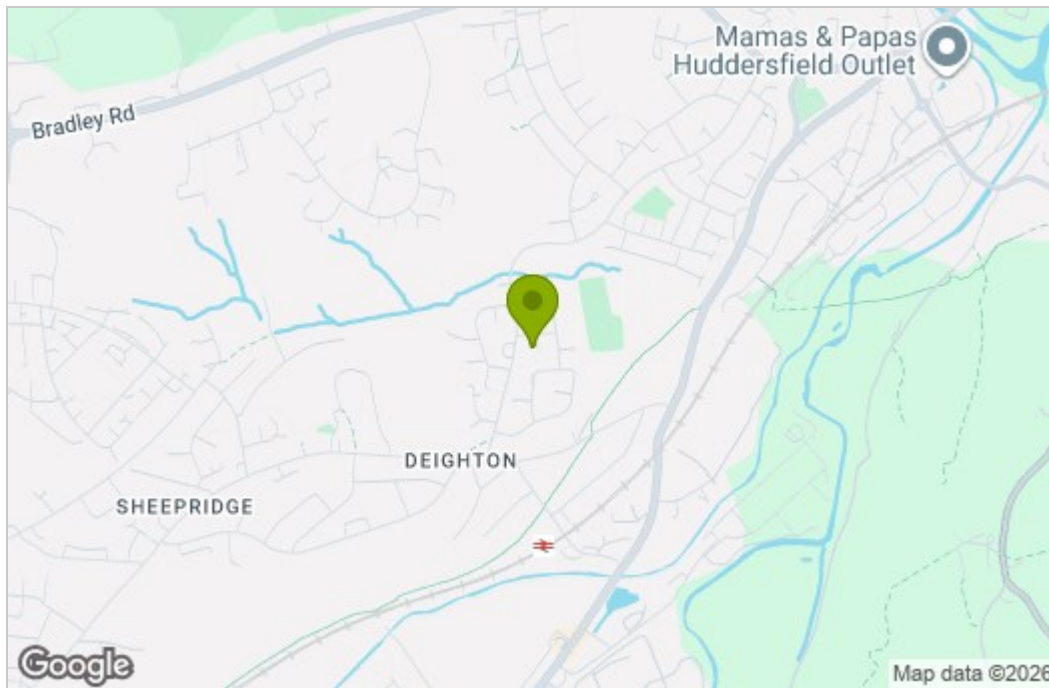
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers

and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.