



8 St ALBANS AVENUE, AINLEY TOP, HUDDERSFIELD, HD3 3RX

£180,000

- : Popular & Convenient Location
- : Recently Renovated & Extended
- : Superb Open Plan Lounge & Dining Area
- : Modern bathroom
- : Realistically Priced
- : Easy Access to M62
- : Attractive Accommodation
- : Modern Fitted Kitchen
- : Downstairs Cloakroom
- : Viewing Essential



# 8 St ALBANS AVENUE, HD3 3RX

Situated in this extremely convenient and popular residential location, lies this recently converted and extended three bedroomed semi-detached property providing spacious and attractive family accommodation. The property briefly comprising an open plan lounge, dining area and modern fitted kitchen, downstairs cloakroom, three bedrooms, modern bathroom, uPVC double glazing, gas central heating and garden to front with patio to the rear. The property provides an attractive family home with excellent access to Huddersfield and Halifax as well as easy access to the M62 motorway network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended.

The side entrance door opens into the



Council Tax Band:



### KITCHEN

11'8" x 7'3"

The side entrance door opens into the kitchen which is fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit, four ring halogen hob with extractor in canopy above with fan assisted electric oven and grill beneath and plumbing for an automatic washing machine. The kitchen has matching splash backs and is partially tiled with complementing colour scheme to the remaining walls, uPVC double glazed windows to the rear elevation, and inset spotlight fittings to the ceiling.

From the Kitchen through to the

### OPEN PLAN LOUNGE AND DINING AREA

25'8" x 15'2" max narrowing to 12'1"

This spacious open plan lounge and dining room has a uPVC double glazed window to the front elevation, one double radiator, attractive panelling, matching floor, two double radiators, and a door to under the stairs cupboard.

From the Dining Area a door opens to the

### DOWNSTAIRS CLOAKROOM

with white two piece suite comprising hand wash basin in vanity unit, low flush W/C, and a uPVC double glazed window to the side elevation.

From the Dining Area stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With fitted carpet and access via a loft ladder to a fully insulated and partially boarded loft.

From the Landing a door opens to

### BEDROOM THREE

7'6" x 7'3"

With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens into

### BEDROOM TWO

7'4" x 11'2"

With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

### BATHROOM

With modern white three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C and panelled bath with rainfall and hand held shower units. The bathroom is boarded around the bath and shower with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed window to the side elevation, and a chrome heated towel rail/radiator.

From the Landing a door opens to

### BEDROOM ONE

11'8" narrowing to 11'5" x 8'10"

With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

### GENERAL

The property is constructed of brick, is rendered and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

### EXTERNAL

To the front of the property there is a lawned garden with flagged patio to the side. To the rear of the property there is a store shed and patio area.

### DIRECTIONS

SAT NAV HD3 3RX

### TO VIEW

Please call [property@kemp&co](mailto:property@kemp&co) on 01422 349222



## Directions

Sat Nav HD

## Viewings

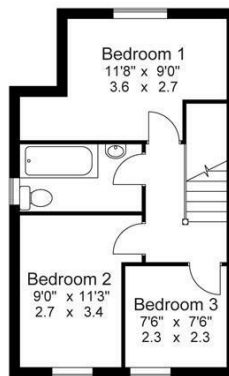
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

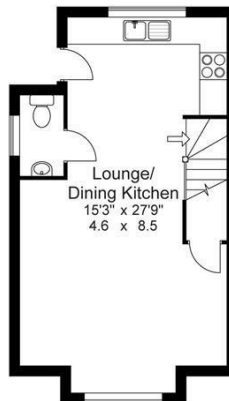
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Floor Area = 771 Sq. Feet  
= 716 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.