# 32 Rose Avenue, Huddersfield HD3 4BL

**OFFERS AROUND £280,000**
















THIS "MOVE IN READY" AND BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY BOASTS STYLISH AND SPACIOUS LIVING ACCOMMODATION, NICELY LANDSCAPED GARDENS, DETACHED GARAGE AND A RESIN DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

**ENTRANCE HALLWAY**





You enter the property through a composite door into this welcoming entrance hallway. There is space to remove and store outdoor clothes and shoes. Marble effect tile flooring flows underfoot and doors lead through to the living room, dining kitchen and a staircase with a timber and glass balustrade ascends to the first floor landing.

**LIVING ROOM 13'10" max x 11'5" max**





Flooded with natural light through its large bay window, this well presented living room boasts L.E.D coving lighting, inset shelving and space for living room furniture. A door leads through to the hallway.

**DINING KITCHEN 19'3" max x 17'3" max**





A stylish and generously proportioned dining kitchen, fitted with greige gloss wall and base units, complementary worktops with matching upstands and an inset stainless steel sink with mixer tap. Integrated appliances include two electric ovens with grills, a five ring gas flame hob with extractor fan over, dishwasher, washing machine, condenser dryer and a wine cooler. The adjoining dining area provides plenty of room for entertaining, with a central breakfast/bar-style table and seating with a striking brick feature wall with downlighting. Marble effect tiled flooring flows throughout, complemented by a tall contemporary radiator and an opening leads through to the adjoining reception space which could be used as a formal dining room, snug or garden room, creating a sociable and connected layout ideal for modern family living. Patio doors open to the garden.



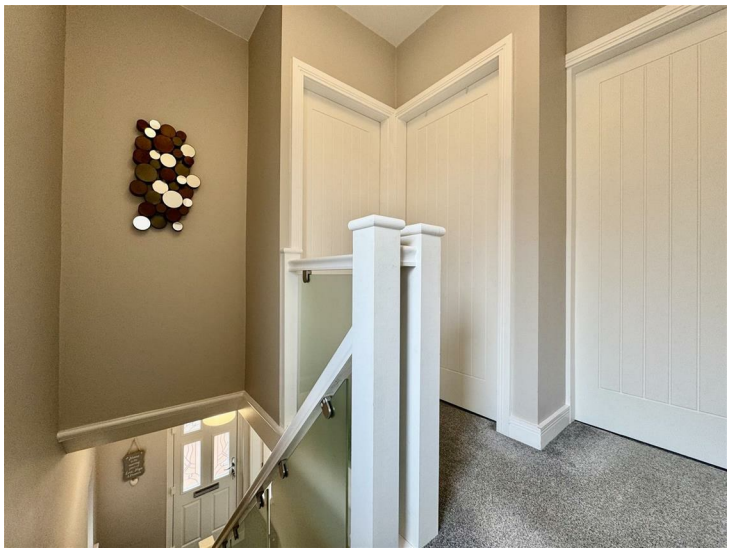






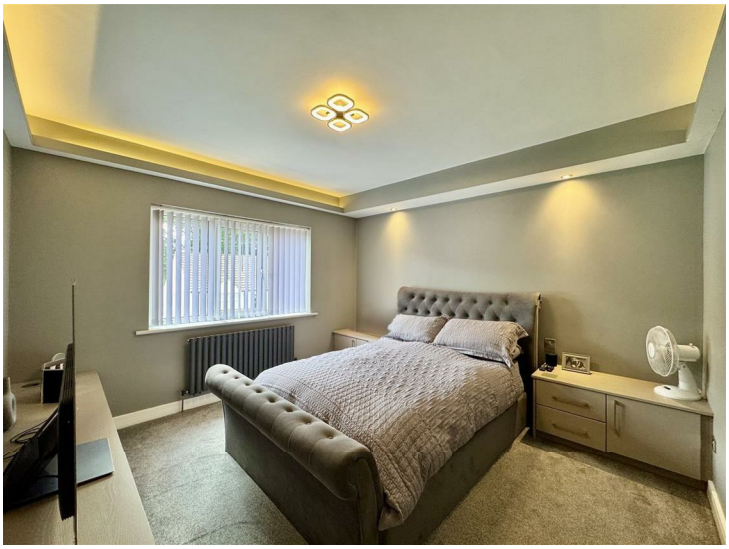
**FIRST FLOOR LANDING**





Stairs ascend from the entrance hall to the first floor landing where there is a side facing window and doors which lead to the three bedrooms and bathroom. A ceiling hatch provides access to the loft space.

**BEDROOM ONE 11'8" max x 11'5" max**




Enjoying neutral décor the master bedroom has a a range of fitted cabinetry and space for free standing bedroom furniture. A window gives a view of the street scene below, spotlights and mood lighting adorn the ceiling and a door leads to the landing.

**BEDROOM TWO 10'10" max x 10'2" max**




Located at the rear of the property is a second double bedroom with a bank of fitted sliding wardrobes, feature spotlighting and space for a range of free standing bedroom furniture. A window gives a superb view out over the garden and a door leads to the landing.

**BEDROOM THREE 7′5″ max x 3′9″ max to fitted wardrobes**



Currently utilised as a dressing room with a bank of fitted sliding wardrobes, this bright single bedroom would make a wonderful child’s nursery or home office if required. There is a front facing window and a door leads to the landing.

**BATHROOM 7'4" max x 6'11" max**




This attractive bathroom comprises of a three piece white suite including a bath with waterfall shower over and glazed screen, a hand wash basin with mixer tap which sits upon a vanity unit, fitted wall cabinetry and a low level W.C. The bathroom is fully splash boarded with complimentary heated floor tiles, chrome towel radiator, obscure glazed rear window, spot lights and a door which leads to the landing.

**REAR GARDEN**




Adjoining the house is a resin patio area which is perfect for dining, barbeques and has ample space for garden furniture, leading to a good sized level artificial lawned garden with decorative shale borders and a further seating area behind the garage. The garden is fence enclosed and an opening leads to the driveway.



**EXTERNAL FRONT, GARAGE AND DRIVEWAY**





To the front of the property is the recently laid resin driveway which creates parking for multiple vehicles. The driveway then continues up the side of the property to a single detached garage with up and over door, light and power.
A storage space can be accessed from the drive and neatly houses the property's central heating boiler.





***MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**AGENT NOTES**
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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

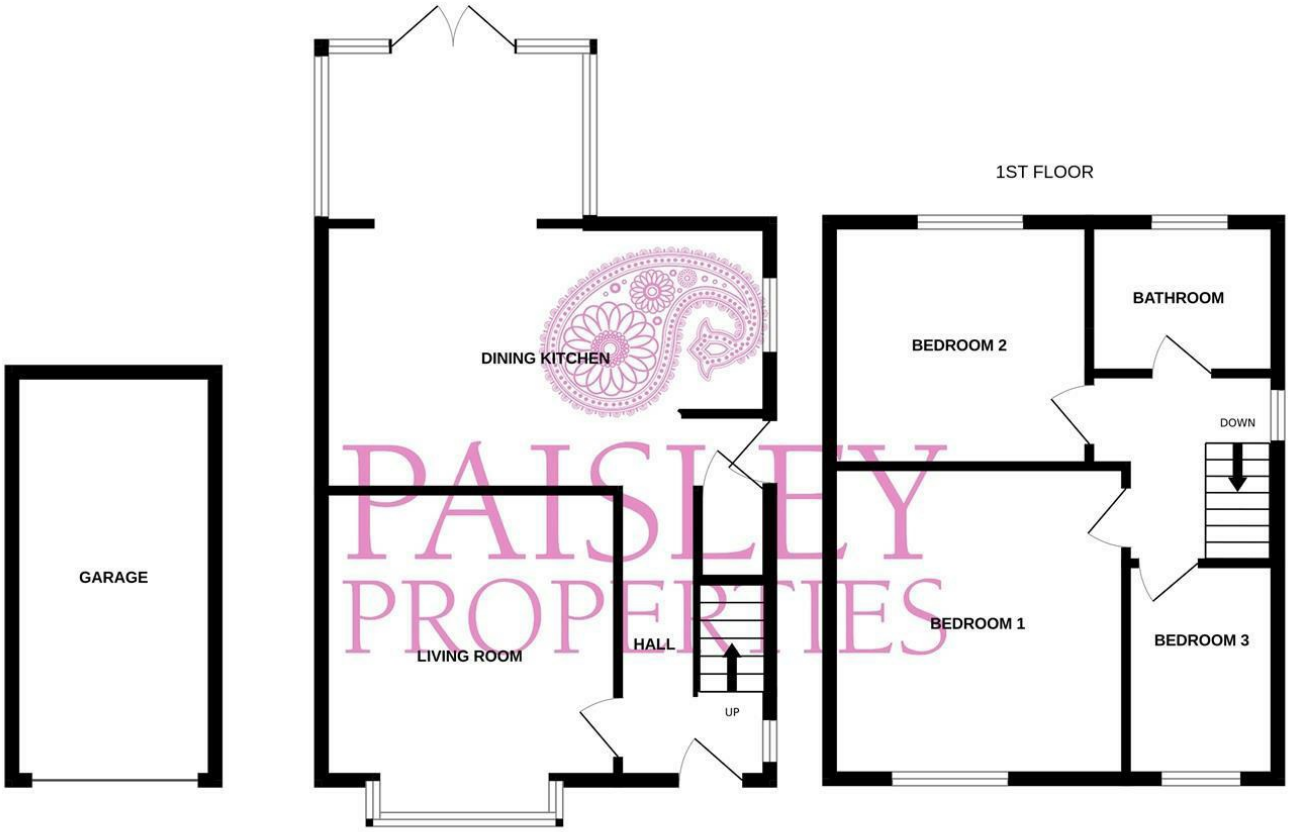
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

**MORTGAGES**
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

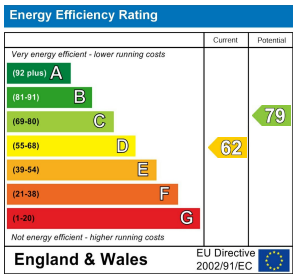
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

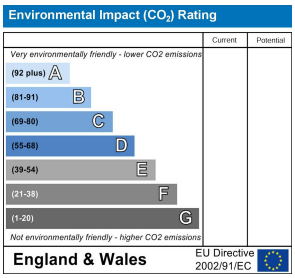
**PAISLEY PROPERTIES**
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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