



Snow Gate™

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20 Frances Avenue

Crosland Moor, Huddersfield, HD4 5PL

A very attractive and spacious two double bedroom semi detached home in this sought after location convenient for the centre of town and commuting alike. The property is available with no vendor chain and has gas central heating and double glazing. To the rear is a surprisingly large lawned and paved garden. Briefly comprises entrance lobby, lounge and dining kitchen. To the first floor are two double bedrooms and a family shower room. Large rear garden.

Until recently rented out - NO VENDOR CHAIN.

£150,000

20 Frances Avenue

Crosland Moor, Huddersfield, HD4 5PL



- TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- VERY LARGE LAWNED AND PAVED REAR GARDEN
- LARGE FULLY FITTED DINING KITCHEN WITH INTEGRAL APPLIANCES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- MODERN THROUGHOUT WITH CONTEMPORARY FIXTURES AND FITTINGS
- AVAILABLE WITH NO VENDOR CHAIN

Entrance

Lounge

13'1" x 12'1" (3.99m x 3.68m)

Dining Kitchen

15'2" x 10'6" (4.62m x 3.20m)

First Floor Landing

Family Bathroom

5'10" x 5'6" (1.78m x 1.68m)

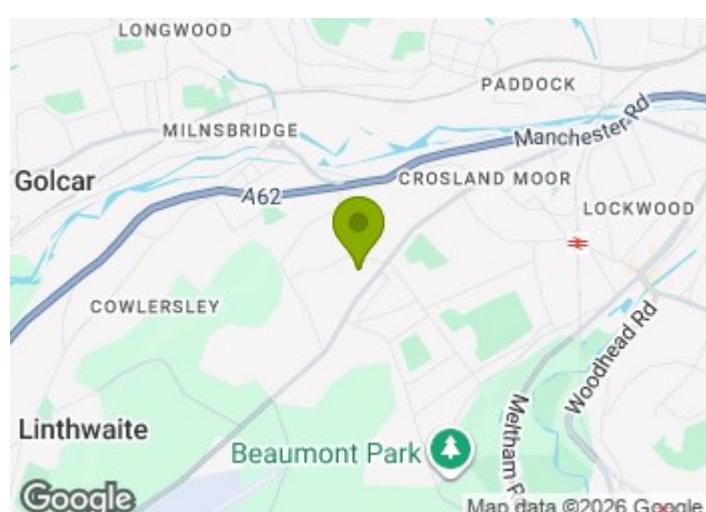
Master Bedroom

13'11" x 10'9" (4.24m x 3.28m)

Bedroom 2

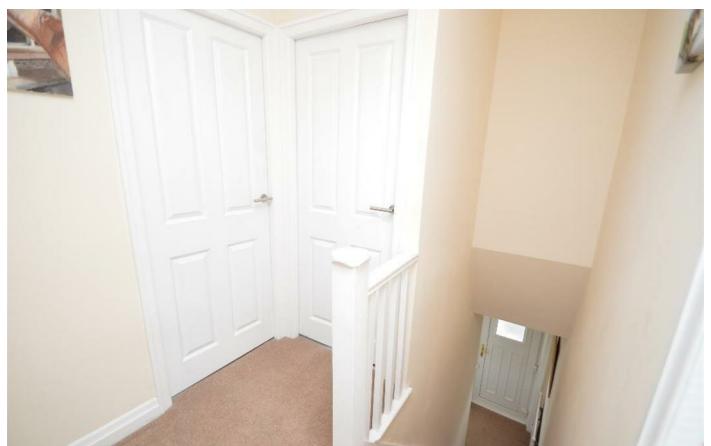
10'9" x 9'1" (3.28m x 2.77m)

Garden



Directions

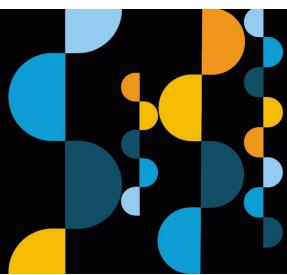




Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Present	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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