



39 Alwen Avenue, Birkby, Huddersfield, HD2 2SJ  
Reduced To £350,000

**bramleys**

## NO UPPER CHAIN

This superb detached, 3 bedroom dormer bungalow is situated towards the head of this residential cul-de-sac, approximately 1.5 miles from the town centre and a similar distance to J.24 of the M62 motorway network.

The property has 2 double bedrooms to the first floor, with an additional ground floor double bedroom which makes the property ideal for those with a young and growing family, or alternatively those looking towards retirement.

With gas fired central heating and uPVC double glazing, the property is further enhanced by an integral single garage and spacious driveway with ample additional parking.

Energy Rating: D



## GROUND FLOOR:

Enter the property through an external door into:-

### Entrance Hall

With a central heating radiator and built-in understairs storage cupboard.

### Lounge

18'6" x 11'11" (5.66m x 3.65m)

A spacious living room which has a gas and coal effect living flame fire, 2 central heating radiators and uPVC double glazed windows to 2 sides.

### Dining Area

11'3" x 9'4" (3.44m x 2.85m)

Being open to the lounge, this room is fitted with a central heating radiator, uPVC double glazed window and timber and glazed double doors which lead through to the conservatory.

### Conservatory

16'4" x 11'11" (5m x 3.65m)

A most spacious reception room which has a fully tiled floor, uPVC double glazed windows to 3 sides and double doors which lead on to the side driveway.

### Breakfast Kitchen

10'9" x 8'10" plus 10'9" x 7'6" (3.3m x 2.7m plus 3.29m x 2.3m)

A L-shaped breakfast kitchen which is fitted with a range of matching wall and base units with laminated work surfaces, gas hob with overhead extractor fan and light, split level oven and grill, 3 uPVC double glazed windows, central heating radiator and external door.

### Bedroom 1

14'4" x 12'2" (4.37m x 3.72m)

Having a range of fitted furniture with dressing table and built-in wardrobes with hanging and shelving facilities. There

is a central heating radiator and uPVC double glazed windows to the side and rear.

### Bathroom

10'11" x 10'9" (3.33m x 3.28m)

A most spacious bathroom which is furnished with a 3 piece suite comprising of a concealed flush WC, vanity wash bowl and panelled bath. There is a central heating radiator, uPVC double glazed window and an internal access door to the garage.

## FIRST FLOOR:

### Landing

With a walk-in linen cupboard.

### Bedroom 2

14'1" x 10'9" (4.3m x 3.3m)

With a central heating radiator, uPVC double glazed window and access into the eaves storage.



## Landing Area

## Bedroom 3

10'11" x 10'2" (3.34m x 3.12m)

With a central heating radiator and uPVC double glazed window.

## Shower Room

Furnished with a 3 piece suite comprising low flush WC, vanity wash basin and fully tiled shower cubicle. There is also an electric ladder style radiator.

## OUTSIDE:

To the front a block paved driveway leads down the side of the property and provides ample off road parking. To the front there is also a good sized garden area with mature shrubs and flowerbed borders. To the rear there is an integral single garage, together with enclosed tiered gardens which run round the side and have a wooded outlook.

## Garage

18'5" x 9'0" (5.61m x 2.74m)

With an up and over door, wall and base cupboards, inset stainless steel sink unit, plumbing for a washing machine, power, light and water tap.

## 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.

## DIRECTIONS:

Leave Huddersfield via St Johns Road which automatically becomes Wheathouse Road and then at the double roundabout go straight ahead and continue along Grimescar Road. As

the road bears to the right take a left hand turning into Alwen Avenue and proceed to the end. The property will be found at the head of the cul-de-sac to the left, clearly identified by a Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

D

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

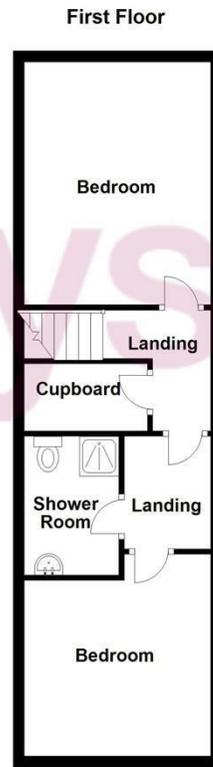
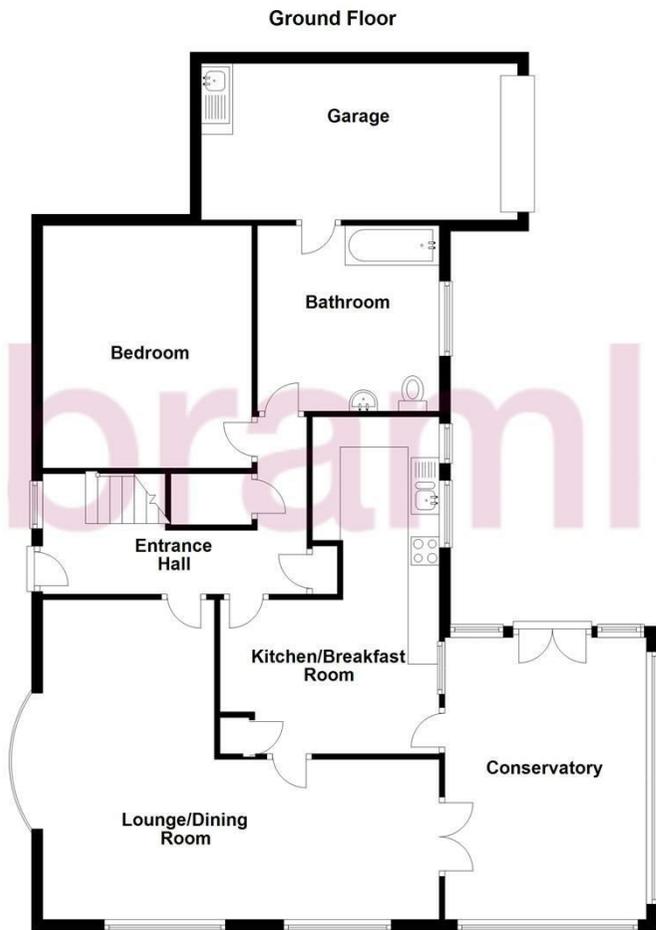
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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