



19 Cawthorne Avenue, Fartown, Huddersfield, HD2 2QJ

£300,000

bramleys





This unique detached property presents a wonderful opportunity for those seeking a property they can adapt/extend and make their own. Being situated on a larger than average plot, offering lovely well stocked established gardens together with two single adjoining garages and gated DRIVEWAY which provides ample parking, a rare find in this area. The property features 2 spacious reception rooms and separate kitchen, perfect for entertaining guests or enjoying quiet family evenings and there are 3 well-proportioned bedrooms and a 4 piece bathroom.

A modern boiler has been installed and there is a combination of uPVC double glazing and single glazed windows. Conveniently located, this property is within easy reach of local amenities, making it an ideal choice for families or professionals alike.

Although requiring refurbishment, with a little imagination, this detached property can be transformed into a stunning family home. Don't miss the chance to explore the potential this property has to offer.

Energy Rating: E









## GROUND FLOOR:

### Entrance Hall

A timber entrance door with port hole glazed panel gives access to the entrance hall which has a staircase rising to the first floor with under stair storage cupboard. There is a radiator and a single glazed window to the front.

### Lounge

12'5" x 12'5" (3.78m x 3.78m)

The lounge is situated to the front of the property and has a uPVC double glazed window overlooking the garden, there is a radiator, stone fireplace surround with gas fire and fitted storage/seating within the alcoves.

### Dining Room

14'10" x 12'4" (4.52m x 3.76m)

This second reception room has feature beams to the ceiling, serving hatch, fireplace with electric fire and a single glazed window with security shutter to the rear elevation overlooking the garden. This room houses the modern Ideal central heating boiler.

### Kitchen

10'9" max x 6'8" (3.28m max x 2.03m)

The kitchen has a side external door with security shutter. Having a range of wall and base units with working surfaces over and a stainless steel sink unit. There is a 5 ring gas hob with extractor hood above, integrated double oven, space for a tall fridge freezer and space for a washing machine. The kitchen also has a radiator and a single glazed window to rear with security shutter.

## FIRST FLOOR:

### Landing

This larger than average landing area has a secondary glazed window to the side with decorative leaded panel.

### Bedroom 1

11'2" to robe doors x 12'6" (3.40m to robe doors x 3.81m)

This double room has fitted wardrobes to both sides together with a dressing table, there is a radiator and a uPVC double glazed window to the front elevation.

### Bedroom 2

12'5" x 9'4" (3.78m x 2.84m)

Situated to the rear and having a uPVC double glazed window overlooking the garden, this double room has a fitted cupboard with shelving and a radiator.

### Bedroom 3

9'1" x 6'9" (2.77m x 2.06m)

This single room has access to the loft, a radiator and a uPVC double glazed window.

### Bathroom

Having tiling to the walls and a four piece suite comprising shower enclosure, bath with mixer tap shower attachment, wc, pedestal wash hand basin, radiator and a uPVC double glazed window to the side.

## OUTSIDE:

To the front is a gated path and lawn with well stocked planted beds which provide an array of colour in the summer months. To the side of the entrance door is a useful store with external access (built in under the stairs). The rear garden has a BBQ area and steps lead up to a well maintained lawn, again with well stocked planted borders which have a variety of plants, shrubs and fruit trees to include pear, plum and apple trees. There is a hut to the side of the property with internal power and an external water tap to rear. A path leads to the rear where there are two separate/adjoining garages and driveway. The left hand garage measures 15'3 x 8'4 and has internal power and lighting and a work bench. The right hand garage measures 15'3 x 8'2 and is clad to the walls with side timber entrance door. The gated driveway provides off road parking with flower beds to both sides.

## 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 on Bradford Road in the direction Brighouse, pass the traffic lights at Hill house and Fartown bar and take a left hand turning into York Avenue and then take a left hand turning into Cawthorne Avenue where the property can be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### 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.





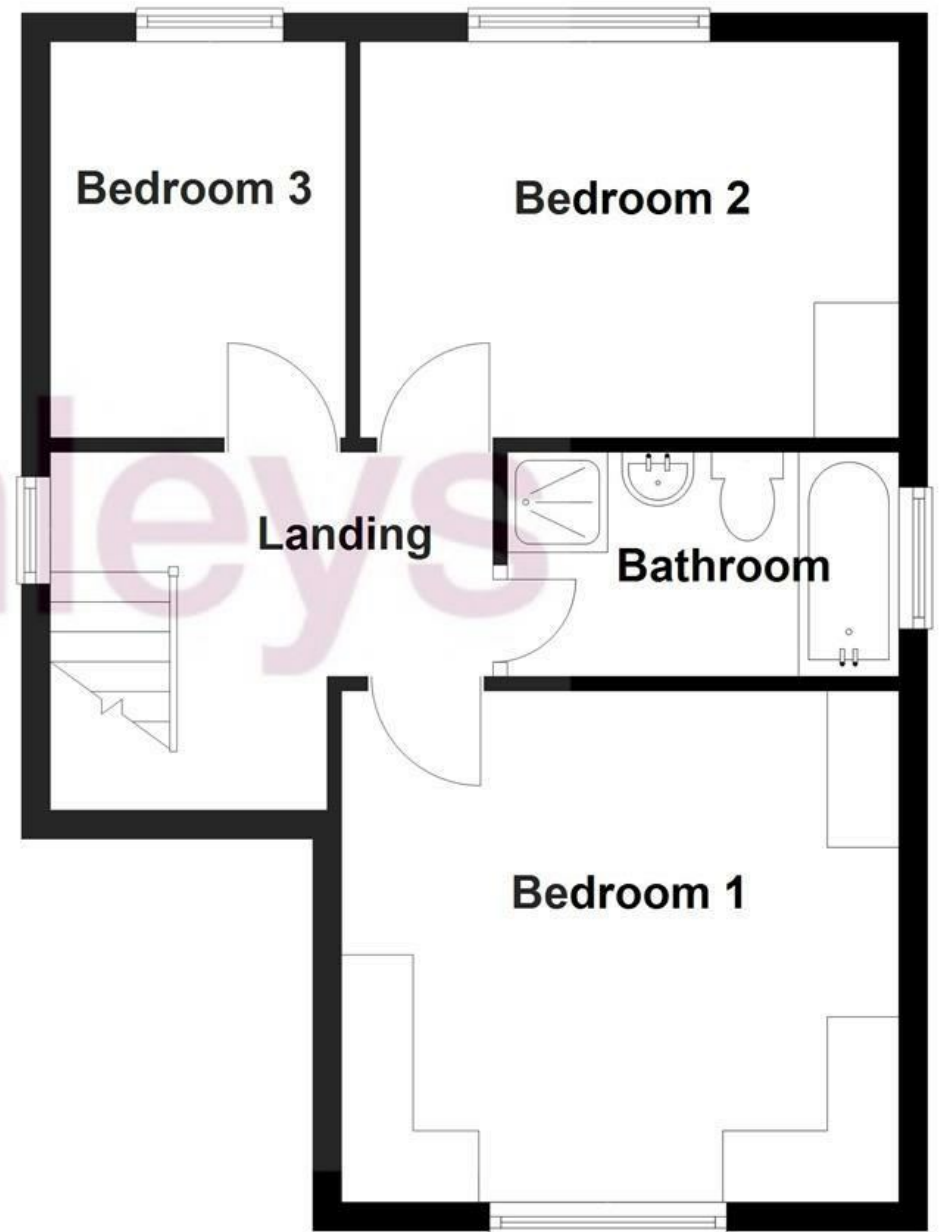


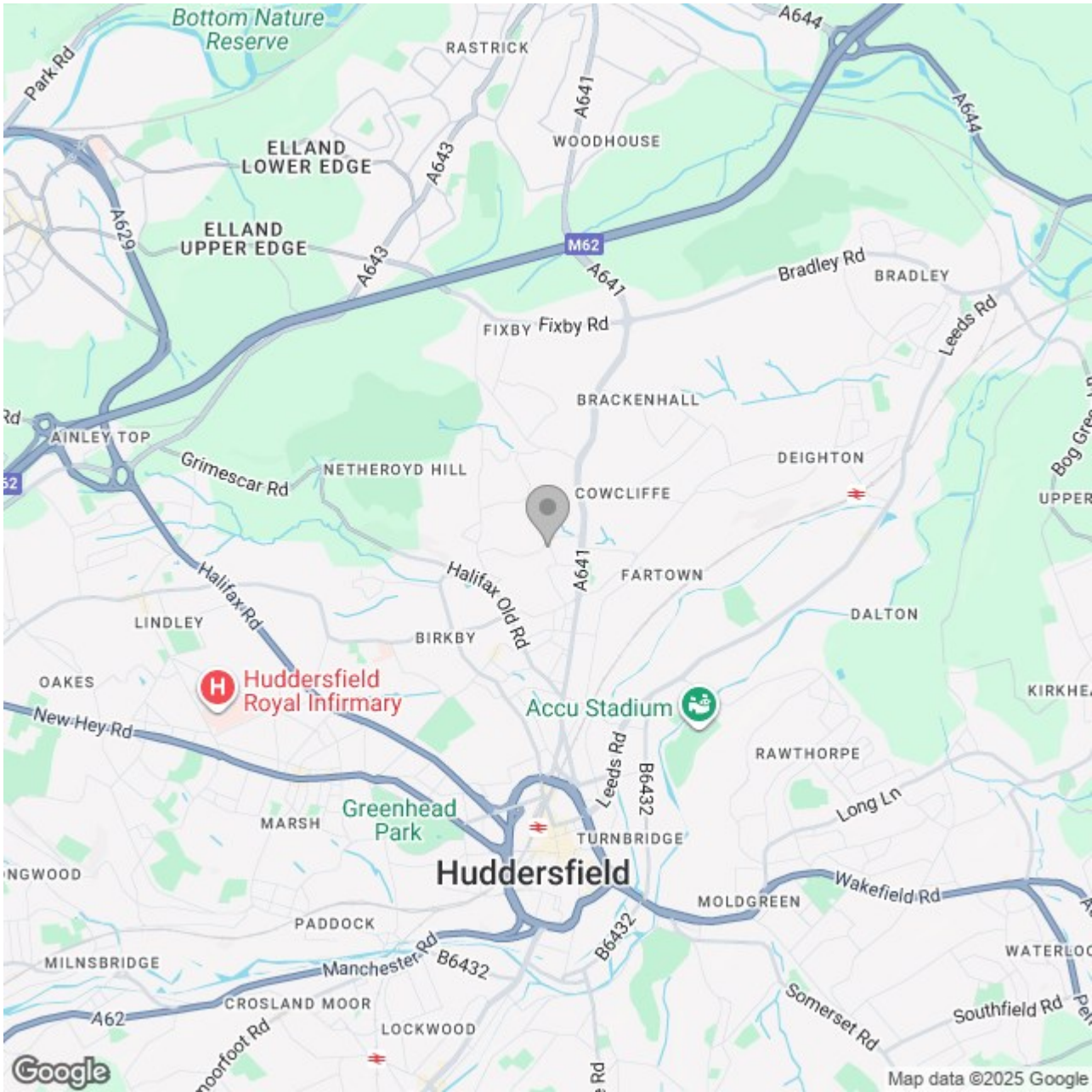


**Ground Floor**



**First Floor**





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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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