



11 Foster Avenue, Huddersfield, HD4 5LN  
£280,000

bramleys



This 2 bedroomed, semi-detached true bungalow has been extended from its original form by way of a ground floor kitchen extension with bi-folding doors creating a luxuriously appointed dining kitchen. The property is further enhanced by a spacious detached garage measuring 44'6" x 14'7" which would make an ideal workspace for the classic car enthusiast or self-employed tradesman. The property is beautifully presented throughout and has gas fired central heating, uPVC double glazing and has a retractable loft ladder giving access to the first floor loft space which comprises 2 separate rooms providing a superb opportunity to create additional bedroom space if required (subject to Local Authority consents). Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: E

## GROUND FLOOR:

Enter the property via a composite entrance door with diamond shaped sealed unit double glazed windows into:-

### Entrance Hall

Where there is a central heating radiator and loft access with retractable ladder.

### Lounge

12'11" x 14'0" (3.94m x 4.27m)

Situated to the front of the property and having uPVC double glazed bay window, a wall mounted electric and pebble effect living flame fire and a central heating radiator.

### Dining Kitchen

24'4" x 11'10" (7.42m x 3.61m)

A spacious dining kitchen fitted with a range of high gloss floor and wall units with laminated working surfaces and part tiling to the walls. There is a range of integral appliances including 4 ring induction hob with overhead extractor fan and light, split level oven and grill with additional integrated microwave, integral dishwasher, fridge, freezer and plumbing for a washing machine. There is also an inset stainless steel sink unit with mixer taps and side drainer, window seat with cupboards beneath, a tall graphite central heating radiator, uPVC double glazed windows to the side elevation and a set of bi-folding doors to the rear opening directly out onto the rear terrace.



## Bedroom 1

11'10" x 11'7" (3.61m x 3.53m)

A spacious master bedroom with full width fitted wardrobes with sliding doors and having hanging and shelving facilities. There is also a uPVC double glazed window and central heating radiator.

## Bedroom 2

12'1" x 10'5" (3.68m x 3.18m)

Peacefully situated to the rear of the property and fitted with uPVC double glazed window and central heating radiator.

## Bathroom

Fully tiled to the walls and furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead shower and shower screen. There is also a graphite central heating towel rail and uPVC double glazed window.

## OUTSIDE:

To the front, there is a low maintenance Astroturf lawn with adjacent hard standing, a tarmacadam driveway with parking for 3 vehicles leading to the detached garaging. There is also an outside water tap and exterior lighting. To the rear, there is a shaped stone flagged patio with adjacent lawned gardens with access to the summer house / bar and garage.





### Summer House / Bar

9'8" x 9'8" (2.95m x 2.95m)

There are power and light points.

### Detached Garage

44'6" max x 14'7" (13.56m max x 4.45m)

The garage is divided by roller shutter doors allowing them to be separated as well as having several power and light points.

### 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 Chapel Hill (A616) heading towards the traffic lights at Lockwood. Head straight ahead at the traffic lights and then take the third right turn onto Hanson Lane. Follow this road uphill and then take a right turn onto Dryclough Road then take the third left turn onto Foster Avenue where the property can be found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### 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:-

Huddersfield Properties: 01484 530361







**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**

