



37 Dartmouth Avenue, Huddersfield, HD5 8UP  
£345,000

bramleys



Offered with no upper chain and available for immediate possession, this spacious four-bedroom detached home is located in the ever-popular area of Almondbury.

Ideal for families or buyers looking to modernise and add value, this property presents a fantastic opportunity to create a personalised and stylish home.

The accommodation includes two generous reception rooms, offering flexibility for family living, entertaining, or home working, a kitchen and ground floor WC. To the first floor there are 4 well proportioned bedrooms and shower room. Externally, the property benefits from gardens to the front and rear, a driveway providing ample off-street parking, and a detached garage for further parking or storage.

Situated close to well-regarded schools, local amenities, and convenient transport links, this is a rare opportunity to purchase a detached family home with huge potential in a desirable residential area.

Early viewing is highly recommended.

Energy: C









## GROUND FLOOR:

### Entrance Hall

Accessed via a uPVC double glazed door into the entrance hall, where there is a central heating radiator, useful understairs storage cupboard and stairs leading up to the first floor landing.

### Lounge/Dining Area

13'9" x 11'1" plus 17'6" x 8'9" (4.19m x 3.38m plus 5.33m x 2.67m)

This sizeable L-shaped reception room provides natural light to the living area via a uPVC double glazed window to the front elevation, and there are also 2 central heating radiators. To the dining area there is a uPVC double glazed window to the rear elevation and a uPVC double glazed external door leading to the rear garden.

### Kitchen

11'6" x 8'9" (3.51m x 2.67m)

Fitted with a range of wall, drawer and base units with laminate worksurfaces, tiling to the splashbacks and a 1.5 bowl stainless steel sink and drainer unit. There is also a uPVC double glazed window to the rear elevation and an external door to the side elevation.

### Cloakroom/ WC

Furnished with a 2 piece suite comprising of a low flush WC and a wash hand basin. There is tiling to the full ceiling height and a window to the side elevation.

### Sitting Room

15'2" x 8'7" (4.62m x 2.62m)

Having a central heating radiator, a uPVC double glazed window to the front elevation and a window to the side elevation.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window to the front elevation and a useful storage cupboard.

### Bedroom 1

14'3" x 11'8" (4.34m x 3.56m)

A spacious bedroom with a central heating radiator, built in wardrobes and a uPVC double glazed window to the front elevation.

### Bedroom 2

11'7" max x 10'6" (3.53m max x 3.20m)

With a central heating radiator, built-in wardrobes and a uPVC double glazed window to the rear elevation.

### Bedroom 3

10'6" x 10'4" (3.20m x 3.15m)

With a central heating radiator, built-in wardrobes and a uPVC double glazed window to the rear elevation.

### Bedroom 4

11'8" x 8'8" (3.56m x 2.64m)

Having a central heating radiator and uPVC double glazed window to the front elevation.

### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and a walk-in shower with glass shower guard and showerhead attachment. There is tiling to the full ceiling height, a uPVC double glazed obscure window to the rear elevation, chrome heated towel rail and a useful storage cupboard.

## OUTSIDE:

To the front of the property there is a flagged driveway providing off street parking for multiple cars, which stretches down the side to the detached garage and rear garden. The property enjoys a garden laid predominantly to lawn with shrub borders. To the rear, there is a flagged patio area, ideal for al-fresco dining and a garden laid predominantly to lawn with shrub and hedge boundaries.

### Detached Garage

With an electric door.

## 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 Wakefield Road (A642). Proceed through the traffic lights at Aspley



and at the next set of traffic lights take the right hand lane turning right into Somerset Road to the top of the hill taking the left hand turning onto Southfield Road. Take the right hand turning onto Ings Road and continue straight across into Siddon Drive. Turn left onto Dartmouth Avenue and the property can be found on the left hand side identified by the Bramleys for sale board.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

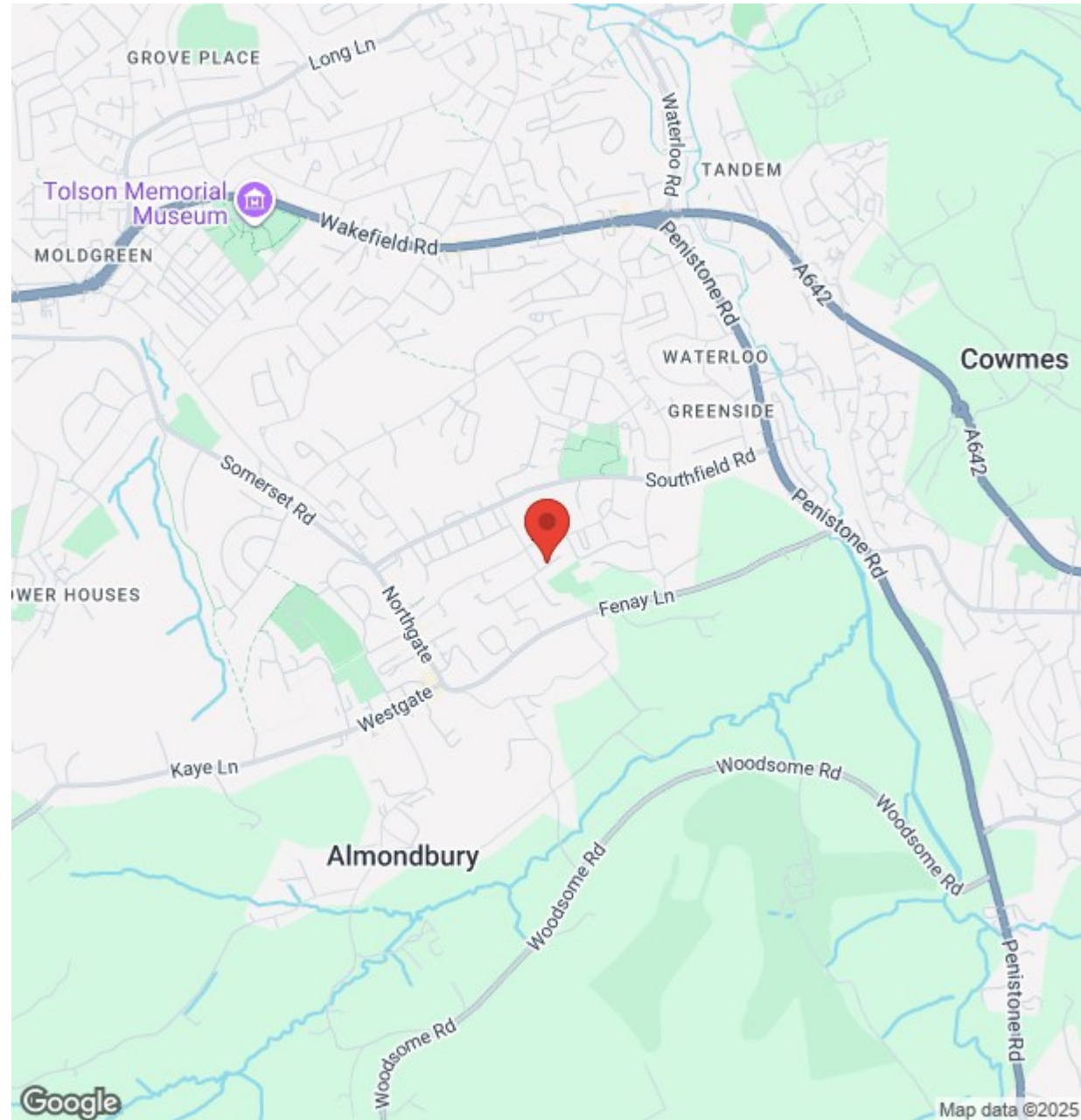
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#### MORTGAGES:

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.





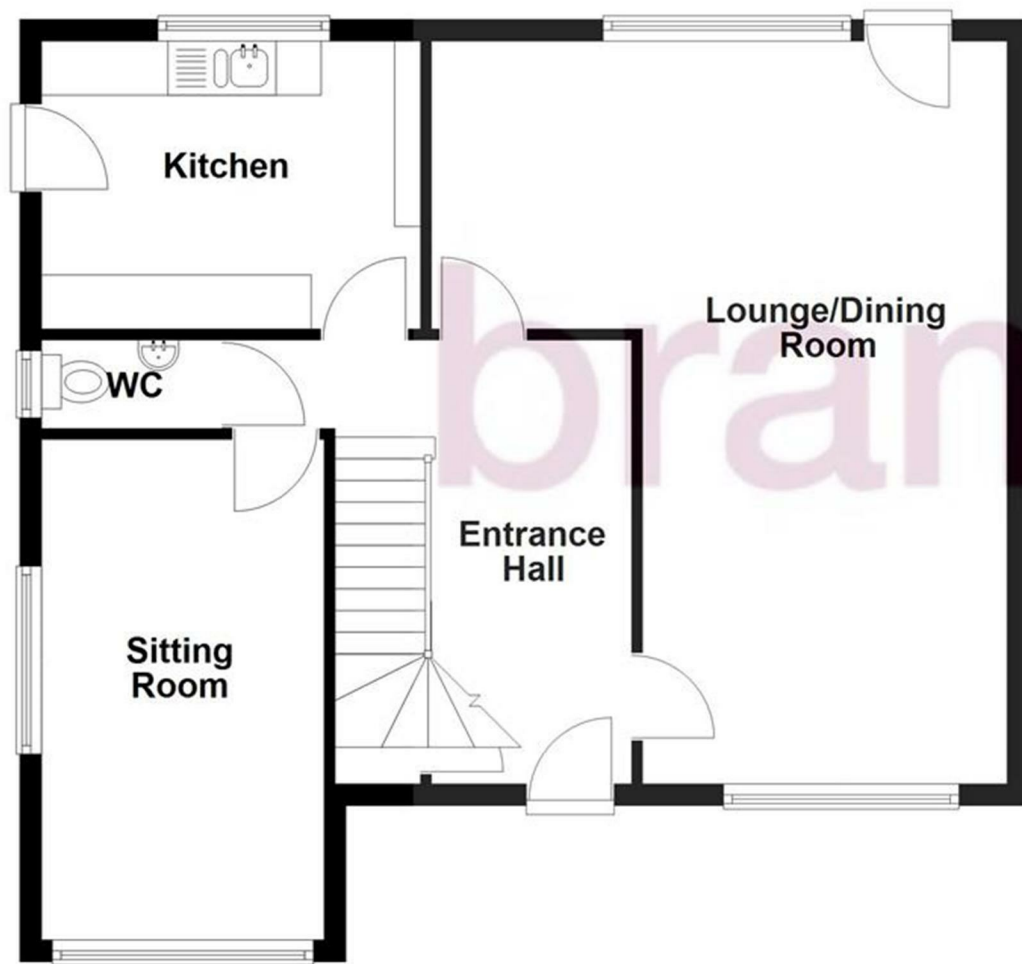




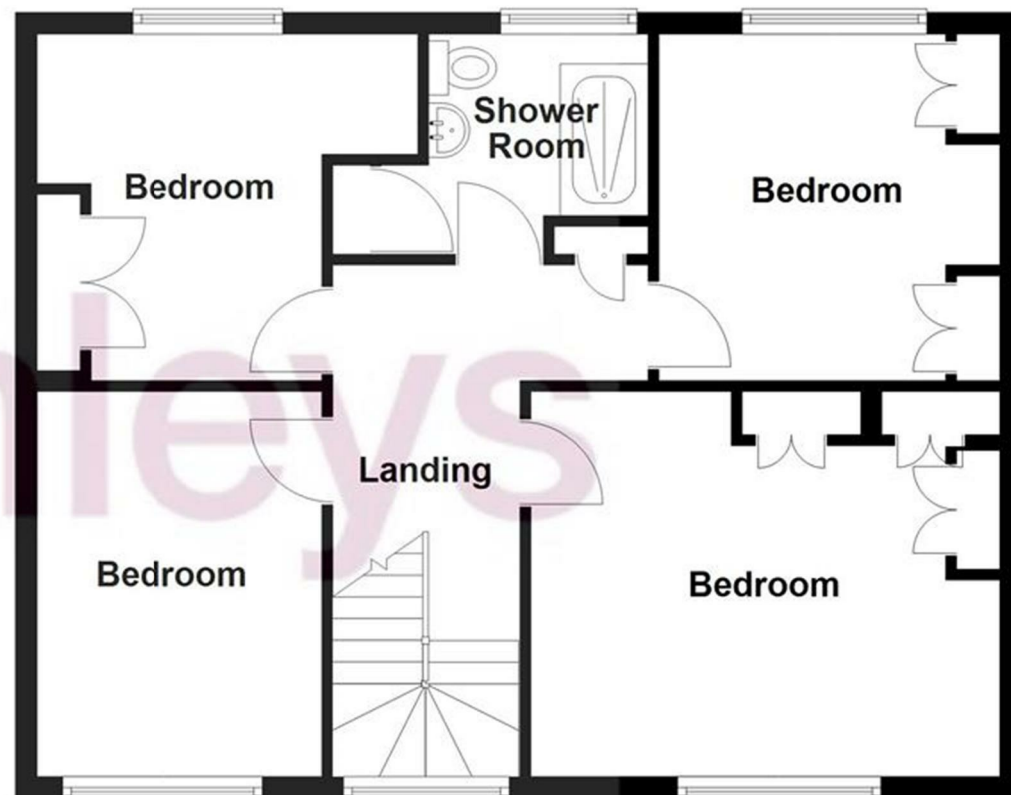




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
England & Wales		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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