



74 Woodedge Avenue, Huddersfield, HD5 9UX

Offers In The Region Of £170,000

This spacious and well-appointed semi-detached property is sure to generate considerable interest and will undoubtedly appeal to family buyers seeking both comfort and convenience. Boasting three generously sized bedrooms, along with a versatile loft room, this home provides ample space for growing families. The property also features a light-filled garden room, under-house storage, a charming conservatory, and beautifully landscaped gardens.

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Nestled in the heart of Dalton, just one mile east of the vibrant town centre, this property enjoys a prime position between Moldgreen and Kirkheaton. Dalton is situated in a picturesque valley, surrounded by expansive farmland, offering a peaceful and scenic backdrop. Despite its rural charm, the area is well-connected with excellent transport links to nearby villages and towns, ensuring that all the amenities you need are within easy reach.

The location is particularly attractive to a wide range of buyers due to its proximity to Tandem Retail Park, which provides a fantastic selection of supermarkets, retail outlets, and other essential services. The Fitness gym is also just a short distance away, as is Ravensknowle Park-perfect for outdoor activities and leisurely strolls. Moreover, the property offers superb access to the M62 motorway network, making commuting a breeze.

Internally, the home is finished to a high specification, featuring modern fixtures and fittings throughout, with a neutral colour scheme that complements a wide range of personal tastes. The property has been carefully maintained and is presented in excellent condition, ready for immediate move-in. There's nothing left to do but unpack and start enjoying all that this lovely home has to offer.

Given the exceptional accommodation, prime location, and family-friendly features, an early viewing is highly recommended to fully appreciate the true potential of this wonderful property.

ADDITIONAL INFORMATION

Council Tax: B
 EPC: D
 Tenure: Leasehold
 Parking: Off Road Parking

Time left on lease - TBC
 Organisation to pay ground rent - Yellow Brick Road Estate Agent
 Current Annual Ground Rent - £4
 Organisation to pay service charge – TBC
 Does the lease prevent you from keeping pets - TBC

UTILITIES

Gas: Mains
 Electric: Mains
 Water: Mains
 Heating: Gas
 Broadband: Full Fibre Broadband
 Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

B

EPC Rating:

D

