



cornerstone  
ESTATE AGENTS

Woodedge Avenue  
Huddersfield





## Woodedge Avenue Huddersfield

Offers In Region Of £205,000

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.

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. The outdoor area includes a decked patio perfect for relaxation and entertaining, offering a tranquil woodland aspect. Additionally, there is a private driveway, making it an ideal choice for those seeking both practicality and style. The home is full of delightful surprises, promising a living experience that's both comfortable and functional.

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.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.













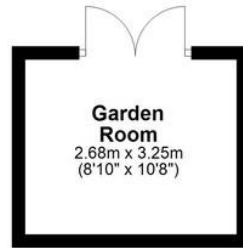






### Lower Ground Floor

Approx. 8.7 sq. metres (94.0 sq. feet)

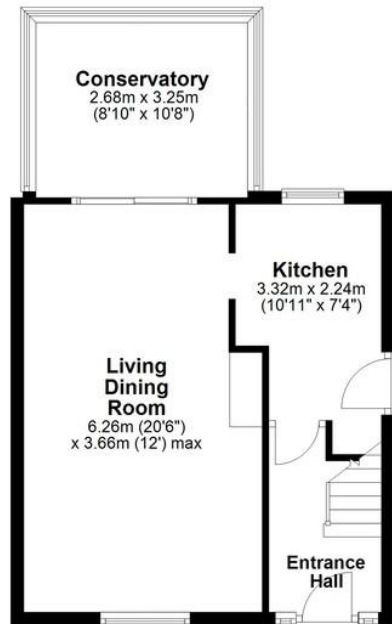


#### Garden Room

2.68m x 3.25m  
(8'10" x 10'8")

### Ground Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



#### Conservatory

2.68m x 3.25m  
(8'10" x 10'8")

#### Living Dining Room

6.26m (20'6")  
x 3.66m (12') max

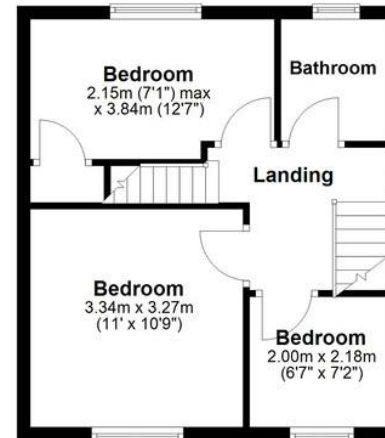
#### Kitchen

3.32m x 2.24m  
(10'11" x 7'4")

#### Entrance Hall

### First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



#### Bedroom

2.15m (7'1") max  
x 3.84m (12'7")

#### Bathroom

#### Landing

#### Bedroom

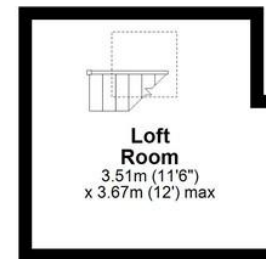
3.34m x 3.27m  
(11' x 10'9")

#### Bedroom

2.00m x 2.18m  
(6'7" x 7'2")

### Second Floor

Approx. 12.5 sq. metres (134.0 sq. feet)



#### Loft Room

3.51m (11'6")  
x 3.67m (12') max

Total area: approx. 99.1 sq. metres (1066.6 sq. feet)





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>61 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		