



**Alton Avenue  
Huddersfield  
West Yorkshire  
HD5**

**Offers in Excess of £170,000**

**bettermove** 

# Alton Avenue Huddersfield

Bettermove are proud to present this 2 bedroom semi-detached house in Huddersfield, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

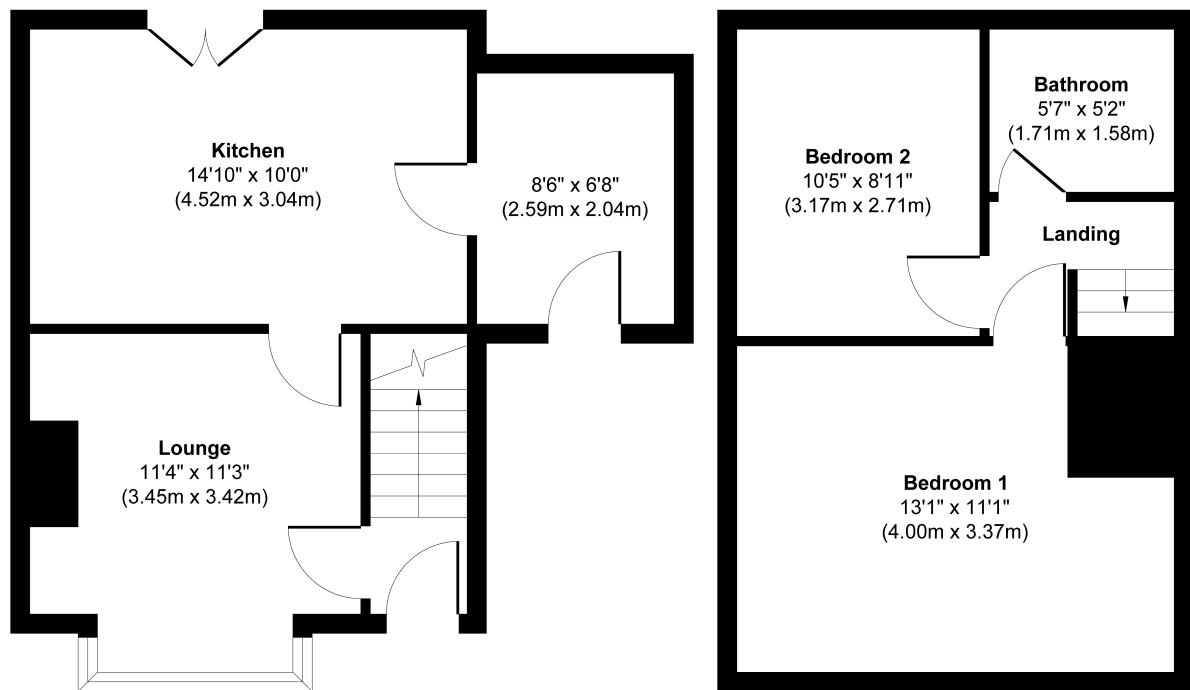
The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, and utility room on the ground floor. The first floor consists of two double bedrooms and the family bathroom. Situated on a corner plot, the exterior boasts a front, lawned garden, and a private rear garden, with both lawn and patio areas, perfect for enjoying the summer months.

Located in the popular town of Huddersfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Huddersfield Train Station, a variety of local bus routes, and quick access to the M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Ground Floor**  
**Approximate Floor Area**  
**366 sq. ft**  
**(34.05 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**323 sq. ft**  
**(30.01 sq. m)**

**Approx. Gross Internal Floor Area 689 sq. ft / 64.06 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	86
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		85
(39-54) <b>E</b>	68	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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