



Applegate
Properties



- Semi detached bungalow
- Two bedrooms
- Gardens & parking
- Close to amenities

Coniston Avenue, Dalton, Huddersfield, HD5 9PZ Offers In Excess Of: £180,000

A well presented two bedroom semi detached true bungalow with gardens and gated driveway ideally located close to amenities.



PROPERTY DESCRIPTION

Occupying a popular residential location and being improved in recent years is this well appointed semi detached bungalow. Affording well planned two bedroom accommodation and including gas central heating, the property is ideally located for nearby shops and amenities as well as Huddersfield town centre. Being of potential interest to a variety of buyers but in particular those looking towards retirement, the accommodation briefly comprises: side entrance to open plan Breakfast Kitchen having fitted units and glazed doors to spacious Living Room with feature flame effect electric fire, inner lobby with loft hatch giving access to part boarded loft space with fitted Velux style skylight, two bedrooms (both having fitted wardrobes) and Shower room furnished with a contemporary three piece white suite with slate effect panelling and ladder style radiator.

Externally, the property has a lawned fore-garden with paved and gravelled driveway and gated driveway continuing to the side. To the rear can be found a further lawned garden with borders, paved patio and hardstanding.

EPC: awaiting

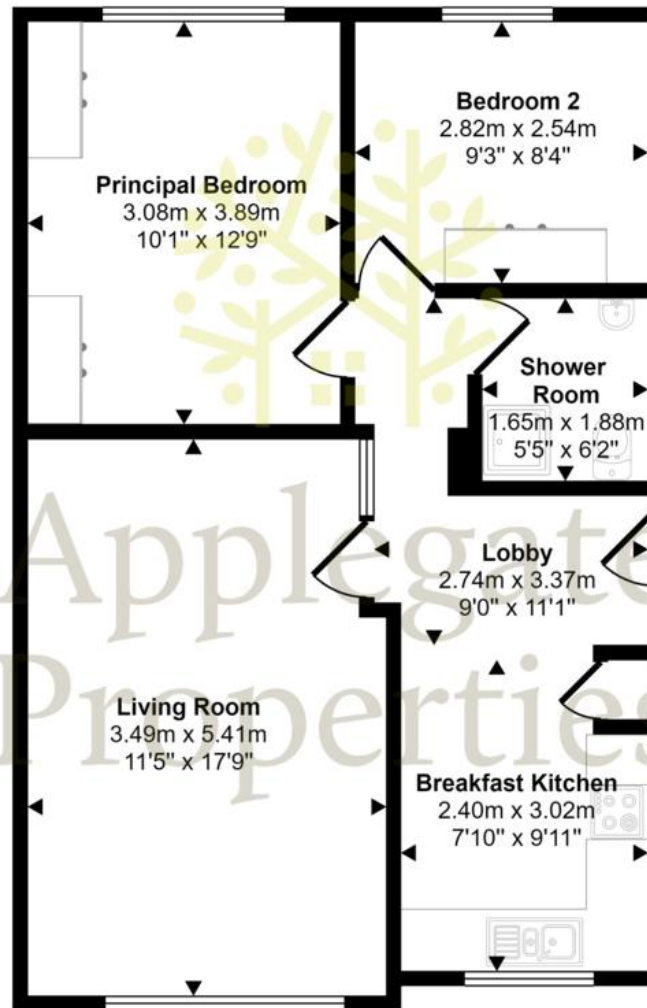
Tenure: Freehold

Council Tax: B

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



Approx Gross Internal Area
57 sq m / 613 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED