



Applegate
Properties



- Mid terraced bungalow
- Two bedrooms
- Gardens & garage
- Close to amenities

Dalmeny Avenue, Huddersfield, HD4 5NW

£159,950

An attractive two bedroom mid terraced bungalow with generous gardens and garage close to village amenities. No chain.



PROPERTY DESCRIPTION

Located on a pleasant tree-lined avenue only a short walk from village amenities and easily accessible for larger Huddersfield town is this mid bungalow. Affording deceptively spacious two bedroom accommodation the property may well suit a variety of buyers from the first time buyer to down-sizer.

Having gas central heating and double glazing the interior comprises: Entrance Lobby with inner door to spacious Lounge/Diner which includes walk-in bay window, fitted Kitchen with door to rear, open lobby leading to two good sized bedrooms and bathroom furnished with a three piece white suite.

Externally are generous yet easily maintained gardens to front and rear and further rear access to a single garage.

No vendor chain.

MATERIAL INFORMATION: We understand that this property is connected to mains water and drainage, mains electricity and gas.

EPC: D

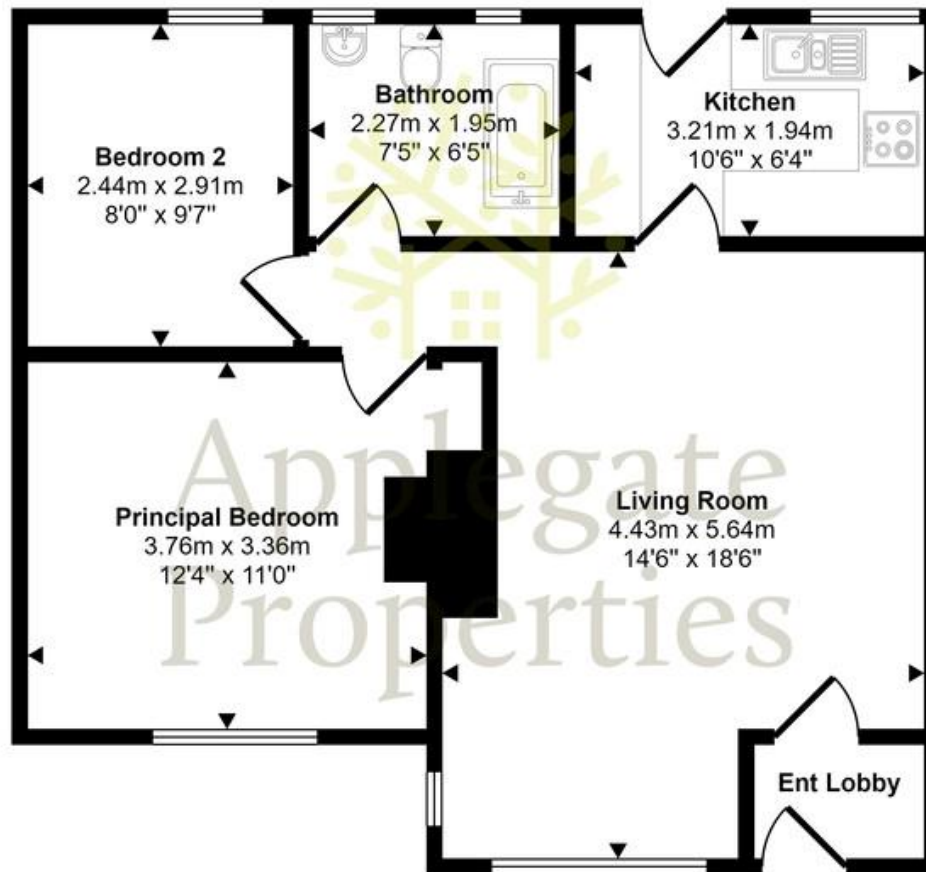
Tenure: Freehold

Council Tax: A

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
59 sq m / 632 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		87 B
69-80	C		
55-68	D	67 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 – 1.00pm

Sunday - CLOSED