



74 Chiltern Avenue, Huddersfield, HD3 3PF

£275,000

Offered FOR SALE with NO CHAIN is this TWO bedroom semi-detached bungalow in this popular part of Huddersfield. Accommodation comprises; Entrance hallway, lounge, kitchen and conservatory. Two double bedrooms, shower room and attic room. The property occupies a corner plot so has a very generous garden. Off road parking and Garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door with Upvc obscure double glazed window to side. Part wooden floor, underfloor heating controls, radiator, spotlights and doors to kitchen, shower room, staircase access to second floor, bedrooms and lounge;

Lounge 11'9" x 11'9" (3.6 x 3.6)



Radiator, Upvc double glazed French doors and windows to rear. Spotlights, air vent and t.v. point.

Conservatory 9'6" x 10'5" (2.9 x 3.2)



Upvc double glazed French doors to side, Upvc double glazed windows to three sides (one side with Upvc obscure double glazed windows). Two radiators, tiled floor and wall lights.

Kitchen 8'10" x 11'7" (2.7 x 3.55)



Having a range of white gloss wall and base units with laminate worktop and tiled splashback. Space for Range oven with extractor hood above, stainless steel one and a half sink and drainer and plumbing for washing machine. Cupboard housing the wall mounted 'BAXI' condensing combi boiler with magna clean, mobile room stat, spotlights and Upvc double glazed bay window to front. Tiled floor.

Bedroom One 11'11" x 12'5" (3.65 x 3.8)



Double bedroom with radiator, t.v. aerial lead and telephone point. Cable point, spotlights, t.v. point and Upvc double glazed window to front. Understairs storage with hanging rail.

Bedroom Two 8'6" x 8'10" (2.6 x 2.7)



Double bedroom with spotlights, radiator and Upvc double glazed window to rear.

Shower Room 5'2" x 6'4" (1.6 x 1.95)



Three piece suite comprising low flush w.c. sink with vanity unit and walk in double shower cubicle with glass shower screen and mains mixer and waterfall shower. Extractor fan, spotlights, heated towel radiator and Upvc obscure double glazed window to side. Laminate floor, part tiled walls and part shower walls.

First Floor

Attic Room



Lights up the stairs, radiator, undereaves storage, spotlights. Exposed beams to ceiling and two wooden double glazed velux windows. T.v. point and glass balustrade.

External



To the front is a lawn garden. To the side is a lawn and patio. Security light, outside tap and electric meter. Driveway and garage. To the rear is a decked garden with outside socket and security lights.

Garage

Detached. Pull out doors, single glazed window and door to side.

Parking

Driveway provides off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

C

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

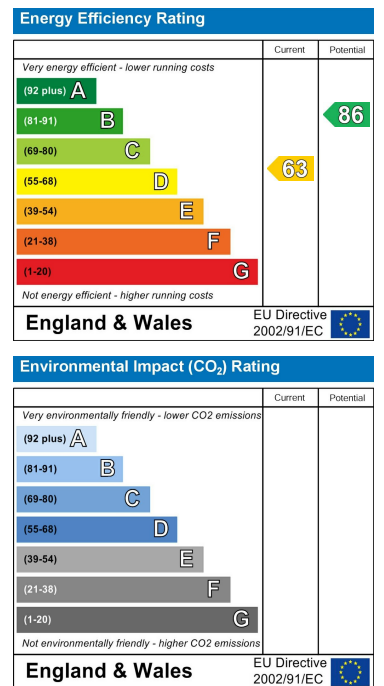
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Floor Plan

Area Map



Energy Efficiency Graph



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