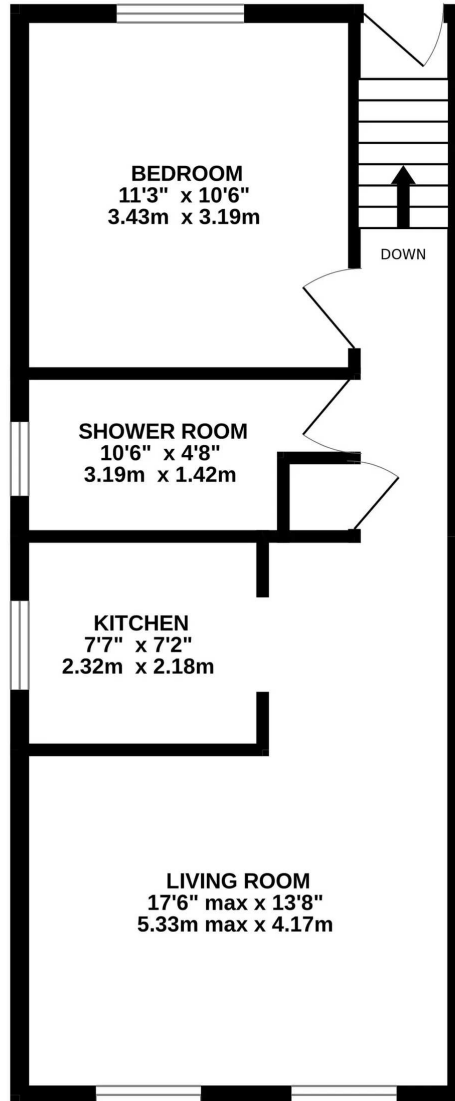




**52 Cadogan Avenue, Huddersfield**  
Huddersfield

Offers in Region of **£115,000**



CADOGAN AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 52 Cadogan Avenue

Huddersfield

A purpose built first floor maisonette in a block of four providing well appointed and manageable accommodation available with vacant possession and no onward chain. The property is located in a popular and well regarded residential area within walking distance of Lindley's varied amenities. The accommodation is served by a gas central heating system, PVCU double glazing and briefly comprises to the ground floor entrance lobby with stairs rising to first floor hallway with storage cupboard. From the hall access can be gained to living room, kitchen, double bedroom and shower room. Externally there is a block paved designated parking space within the car park.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Ground Floor

A PVCU and frosted double glazed door opens into an entrance lobby, this has an inset ceiling down lighter, central heating radiator and staircase rising to a first floor hallway.

### Hallway

With inset ceiling downlighters, loft access and storage cupboard. From here access can be gained to the following:-

### Living Room

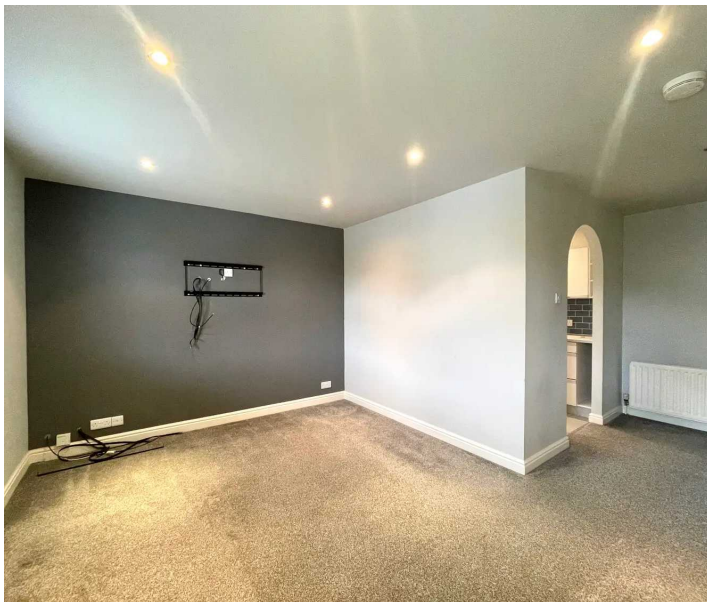
17' 6" x 13' 8" (5.33m x 4.17m)

With two PVCU double glazed windows providing the room with plenty of natural light, there are inset ceiling downlighters and two central heating radiators.

### Kitchen

7' 7" x 7' 2" (2.31m x 2.18m)

With inset ceiling downlighters, PVCU double glazed window, wall mounted Ideal gas fired central heating boiler, tiled floor, part tiled walls and fitted with base and wall cupboards, drawers, worktops, gas cooker point, space for fridge freezer and washing machine and inset single drainer stainless steel sink with chrome mixer tap.



**Bedroom**

11' 3" x 10' 6" (3.43m x 3.20m)

A double room with PVCU double glazed window, ceiling light point, central heating radiator and inset ceiling downlighters.

**Shower Room**

10' 6" x 4' 8" (3.20m x 1.42m)

With inset ceiling downlighters, extractor fan, frosted PVCU double glazed window, shaver socket, chrome ladder style heated towel rail, wall light point, floor to ceiling tiled walls, tiled floor and fitted with a suite comprising pedestal wash basin, low flush w.c. and large shower cubicle with sliding glass door and chrome shower fitting.

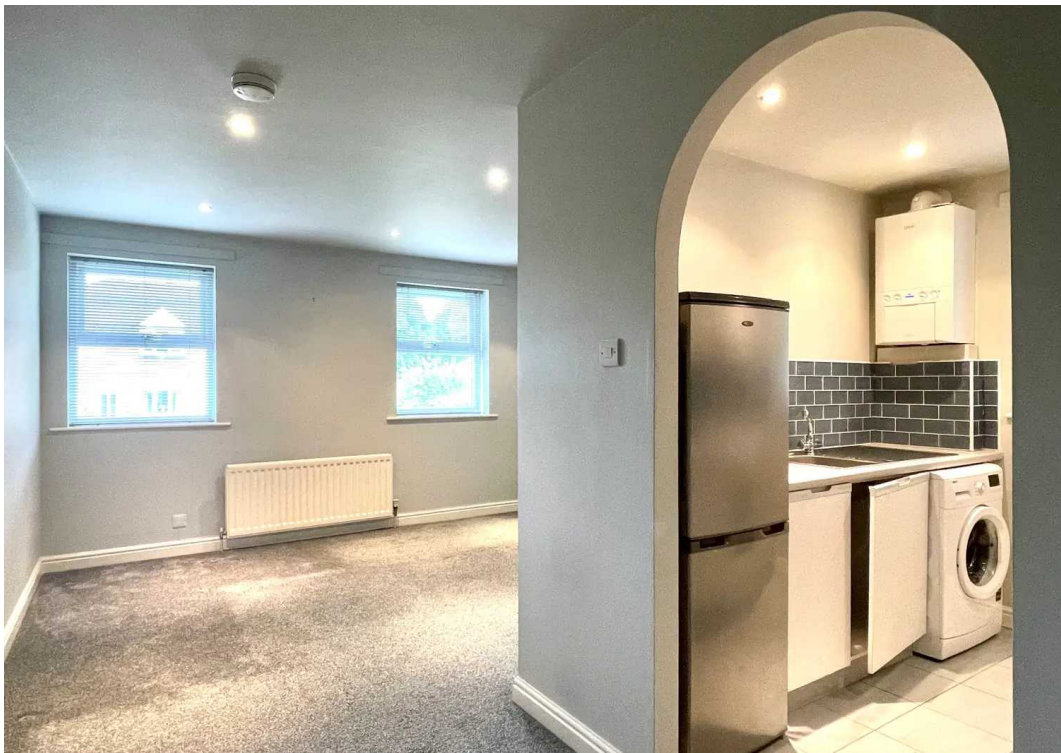
**Parking**

The property has a block paved designated parking space within the car park.

**Tenure**

The property is Leasehold for the remainder of 999 years from February 1993 with an annual Ground Rent of £36.00





**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

**BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Please note: 1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

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**OFFICE OPENING TIMES 7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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