



1 Chiltern Avenue, Lindley, Huddersfield, HD3 3PF
£280,000

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Located in the sought-after area of Lindley and just a short distance from the centre of Lindley which has a range of amenities on offer. This well-presented three-bedroom semi-detached dormer bungalow has a loft conversion which enjoys ample natural light through the Velux windows. With further accommodation comprising of 2 reception rooms, 2 bedrooms, a kitchen and shower room to the ground floor. Which overall offers the perfect blend of comfort and convenience. Ideal for families or those in need of ground-floor living, the property is thoughtfully laid out to suit a range of lifestyles.

The home features a low-maintenance rear garden, providing a private outdoor space without the upkeep. A driveway offers ample off-street parking for multiple vehicles, while a detached garage adds even more space for parking or storage—ideal for busy households.

Set in a popular residential area with easy access to local amenities, schools, and transport links, this property presents a fantastic opportunity to secure a versatile and well-located home.



GROUND FLOOR:

Entrance Hall

Access via a uPVC double glazed door into the entrance hall where there is a central heating radiator.

Kitchen

9'4 x 8'9 (2.84m x 2.67m)

Having a range of wall, drawer and base units, laminate worksurfaces, tiling to the splashbacks and a one and a half bowl stainless steel sink and drainer unit. Integral appliances include a four ring induction hob with oven and extractor hood over, fridge freezer and having plumbing/space for a washer dryer. There is a chrome heated towel rail and a uPVC double glazed window to the front elevation.

Bedroom

14'4 x 10'10 (4.37m x 3.30m)

A generous sized room having a central heating radiator and a uPVC double glazed window to the front elevation.

Shower Room

A three piece suite comprising of a low flush w.c, wash hand basin with vanity unit under and a corner shower cubicle with showerhead attachment. There is tiling to the splashbacks, a chrome heated towel rail and a uPVC double glazed obscure window to the side elevation.

Bedroom/Office

10'7 x 9'4 (3.23m x 2.84m)

Having a central heating radiator and a uPVC double glazed window to the side elevation.

Dining Room

14'10 x 10'10 max (4.52m x 3.30m max)

With a central heating radiator, useful understairs storage cupboard, door leading to the first floor, and steps leading to the open plan living room.

Living Room

18'3 x 9'6 (5.56m x 2.90m)

A spacious living room with a central heating radiator, a uPVC double glazed window to the rear elevation and uPVC double glazed French doors leading to the rear garden.



FIRST FLOOR:

Bedroom

15' x 14'11 max with restricted head height (4.57m x 4.55m max with restricted head height)

Enjoying natural light via three Velux windows and a central heating radiator.

OUTSIDE:

To the front of the property, there is a tarmacadam driveway which provides ample off road parking in turn leads down the side of the property to the detached single garage. To the rear of the property, there is a pleasant garden which comprises of a patio seating area, lawned garden and flagged pathway. The rear garden is enclosed by timber fencing.

Detached Garage

With an up and over door and an external door to the side elevation.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

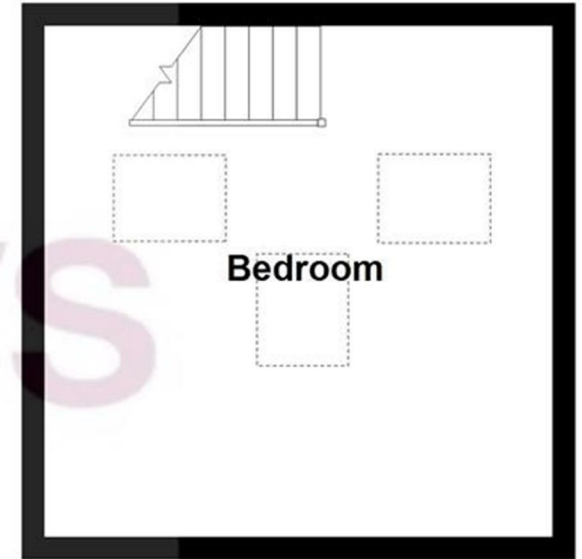




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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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