



cornerstone  
ESTATE AGENTS

Leafield Avenue  
Huddersfield



## Leafield Avenue Huddersfield

Offers Over £200,000

TAKE A LOOK INSIDE THIS TWO BEDROOM SEMI DETACHED TRUE BUNGALOW, OFFERING LEVEL LIVING IN A TUCKED AWAY LOCATION THAT ALSO HAS EASY ACCESS TO AMENITIES IN LONGWOOD AS WELL AS GOOD ACCESS INTO HUDDERSFIELD TOWN CENTRE. OFFERED TO THE MARKET WITH VACANT POSSESSION AND NO VENDOR CHAIN, A RARE OPPORTUNITY HAS ARISEN TO ACQUIRE SUCH A PROPERTY.

Take a look inside this two bedroom semi detached true bungalow, offering level living in a tucked away location that also has easy access to amenities in Longwood as well as good access into Huddersfield Town centre. Offered to the market with vacant possession and no vendor chain, a rare opportunity has arisen to acquire such a property.

The accommodation is well proportioned with front to rear living room boasting dual aspect glazing including French style patio doors opening to the level rear garden. A central kitchen has access to the driveway at the side elevation and features a range of white wall and base units with integral double oven and hob. Two double bedrooms offer flexibility to create a separate dining room if so required whilst a fully tiled three piece bathroom completes the accommodation.



Externally, a front garden creates a warm welcome, with driveway leading down the side of the property and to the detached single garage. The rear garden has a large, level patio area easily accessed from within the living room or kitchen, stairs also lead down to a lawned area with mature planted borders.

#### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: B

EPC: D

What3Words: origin.custom.verse

Parking: driveway and parking

#### UTILITIES

Gas: Oil:

Electric: Mains

Water: Main

Drainage: Main

Heating: Gas

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available- Check With Provider

#### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



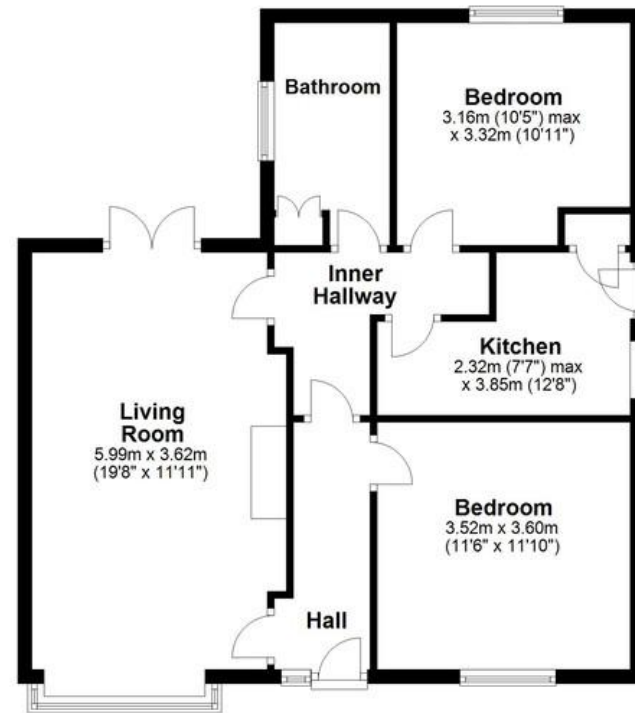
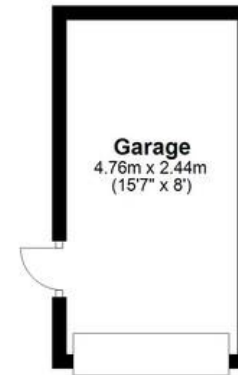






### Ground Floor

Approx. 79.4 sq. metres (854.7 sq. feet)



Total area: approx. 79.4 sq. metres (854.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		