



Buttermere Drive, Huddersfield HD5 9EN

welcome to

Buttermere Drive, Huddersfield

An idyllic bungalow tucked away at the head of a cul-de-sac in highly sought-after Dalton with off-road parking, a garage and generous, manicured gardens. Offered chain-free and ready to move into, ideal for those looking for a peaceful yet convenient location to settle down in.



Entrance Lounge

16' 7" x 11' 5" (5.05m x 3.48m)

Generously sized lounge with a feature fireplace and a large double glazed window to the front.

Kitchen

7' 1" x 9' 11" (2.16m x 3.02m)

Fitted kitchen presented with laminated flooring, an electric oven, sink with drainer. Double glazed window.

Bedroom One

12' 1" x 9' 8" (3.68m x 2.95m)

Newly painted bedroom with fitted wardrobes and a double glazed window.

Bedroom Two

7' 10" x 8' 11" (2.39m x 2.72m)

Newly painted second bedroom, perfect for welcoming guests or using as a study or storage space. Double glazed window.

Bathroom

Generous sized bathroom with a three-piece suit and a shower over the bath. Presented with laminated flooring and a double glazed window to the side.

External

Beautifully presented front and rear garden with a lawn and small rockery. Tarmac driveway leads to the single semi-detached garage at the front with an electric door.



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Buttermere Drive, Huddersfield

- Generous plot size with driveway and garage
- Beautifully manicured gardens
- Idyllic bungalow Presented move-in ready
- Peaceful, private location close to local amenities and public transport
- Offered with no onward chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 40.00

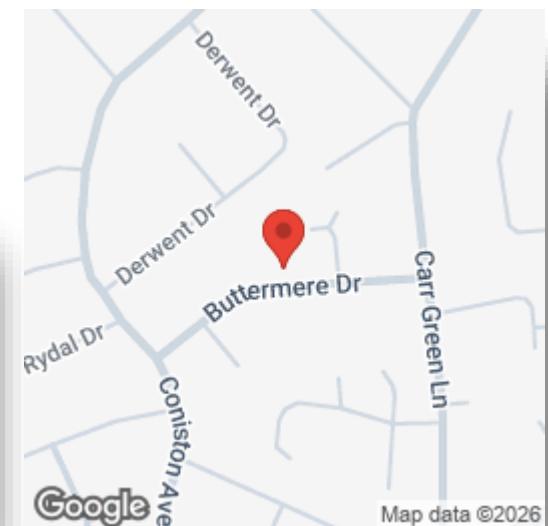
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HDF118318 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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