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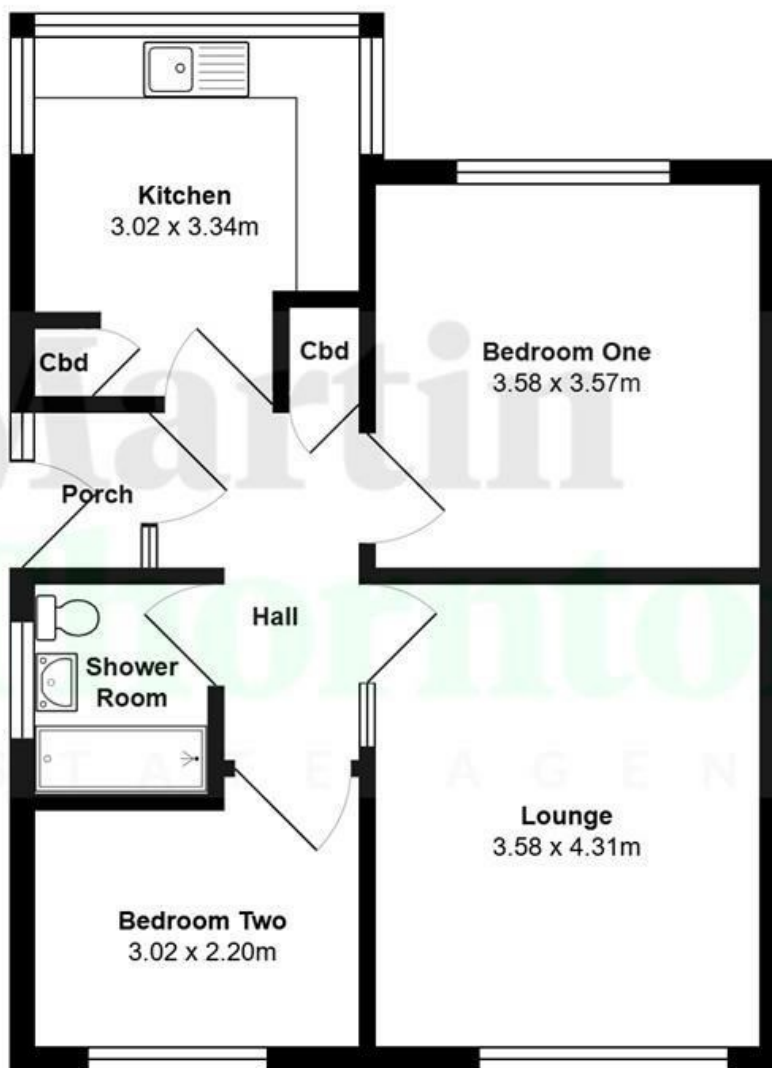
## Roman Avenue, Mount Huddersfield,

**Offers over £230,000**

This detached two-bedroom bungalow stands centrally within a level plot. The interior will require some modernisation and updating, but the blank canvass offers excellent potential. The property is located in this popular area with local amenities in the Salendine Nook Shopping Centre and motorway access. The property has gas wall heaters to certain rooms and uPVC glazed windows. The accommodation comprises an entrance vestibule, hallway, good sized living room, kitchen, two bedrooms and shower room. Properties of this type are becoming increasingly difficult to find and an internal viewing is encouraged. Externally, there are front and rear gardens, a driveway and a garage. The property has the advantage of vacant possession.

**Roman Avenue, Mount  
Huddersfield,**

**Floorplan**



All measurements are approximate and for display purposes only

# Roman Avenue, Mount Huddersfield,

## Details



### Entrance Vestibule

An external timber and glazed door gives access to the entrance vestibule, which is the perfect place to store shoes and coats. A timber and glazed door leads into the hallway.

### Hallway

The hallway has a shelved cupboard housing the cylinder for the hot water system. Access can be gained to the living room via a timber and glazed door.

### Living Room

This light and bright reception room has a broad uPVC window with sliding secondary glazed units overlooking the front garden. The room is very much a blank canvas and has a gas heater.



### Kitchen

The kitchen is positioned at the rear of the bungalow and is ready for a makeover. It has a uPVC window, wall cupboards, base units, working surfaces and a stainless steel sink. There is space for freestanding appliances, a built-in storage cupboard housing the consumer unit, plumbing for an automatic washer and a gas wall heater.





# Roman Avenue, Mount Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the rear of the property and has a uPVC window with sliding secondary glazed units. There is plenty of space for freestanding or fitted furniture.



### Bedroom Two

This bedroom is positioned at the front of the property and has a uPVC window with sliding secondary glazed units and a gas wall heater.



# Roman Avenue, Mount Huddersfield,

## Details



### Shower Room

The shower room has a walk-in shower area comprising a double tray and a wall-mounted Mira Go independent shower along with a wall mounted hand basin and a low-level WC. There is full height tiling around the shower and half height tiling to the remaining walls. To the side elevation is a uPVC window with sliding secondary glazed units.



### External Details

At the front of the property is a low-level perimeter wall and a lawned garden area. On the left hand side is the driveway providing parking and access to the garage. At the rear of the property is perimeter walling and a lawned garden with access all around the property.



### Tenure

The vendor has informed us that the property is Freehold

# Roman Avenue, Mount Huddersfield,

Directions

