



78 Chiltern Avenue, Huddersfield, HD3 3PF

£300,000

Offered FOR SALE is this modernised THREE bedroom extended semi-detached true bungalow at the head of a cul-de-sac in this popular part of Kirklees. Accommodation comprises; Dining Kitchen, inner hallway, lounge, three bedrooms and bathroom. Superb corner plot with gardens front and rear. Plenty of off road parking to the front and garage. The property benefits from Upvc double glazing, gas central heating and security alarm system. In 2020 the property was re-wired, re-plastered with new boiler and radiators. New kitchen and bathroom. Internal widened cottage doors. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Dining Kitchen 11'11" x 17'0" (3.65 x 5.2)



Duval kitchen having a range of wall and base units with laminate worktop and laminate and tiled splashbacks. Double electric oven, four ring gas hob and extractor hood above. Integrated washing machine, dishwasher and fridge/freezer. Composite one and a half sink and drainer, spotlights and LED under cupboard lights. Radiator, coving to ceiling and mobile room stat. Upvc double glazed window and composite obscure double glazed door to front. Sliding double glazed patio doors to rear. Archway to inner hallway;

Inner Hallway



Radiator, spotlights and loft hatch with drop down ladder. The loft is majority boarded and has power and light. Storage cupboard housing the wall mounted combi boiler (serviced Jan 2024) and electric meter and fusebox. Doors to bathroom, bedrooms and lounge;

Lounge 11'9" x 15'7" (3.6 x 4.75)



Radiator, coving to ceiling and cable point. Upvc double glazed window to front.

Bedroom One 11'9" x 11'9" (3.6 x 3.6)



Double bedroom with radiator, spotlights and Upvc double glazed window to rear. Fitted wardrobes (some doors having mirrors), cupboards, bedside cabinets and display units.

Bedroom Two 8'6" x 8'10" (2.6 x 2.7)



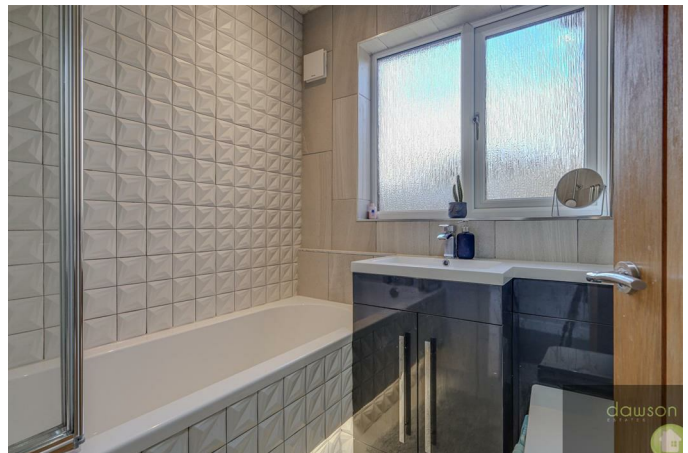
Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Three 6'10" to robes x 11'7" max (2.1 to robes x 3.55 max)



Single bedroom with radiator, t.v. point and spotlights. Upvc double glazed window to front and fitted Duval wardrobes.

Bathroom 5'2" x 6'2" (1.6 x 1.9)



Three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and bath with waterfall tap, folding glass shower screen and electric shower with mixer shower and waterfall shower. Extractor fan, chrome heated towel radiator

and spotlights. Upvc obscure double glazed window to side

External



To the front is a pebbled garden, driveway providing plenty of off road parking, gas meter and external light. Ramp to the front door. Garage. To the rear is a decked seating area with outside socket, sunken trampoline, lawn with bushes and shrubbery. Low threshold patio, further decked area. Another outside socket, outside tap and external light.

Garage

Detached garage with up and over electric door. Power and light.

Parking

Driveway provides plenty of off road parking.

Tenure

We have been advised by the vendor that the property is leasehold. No service charge and £12 per annum ground rent. 776 years remaining on the lease.

Water

Water meter

Energy Rating

D

Council Tax Band

C

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

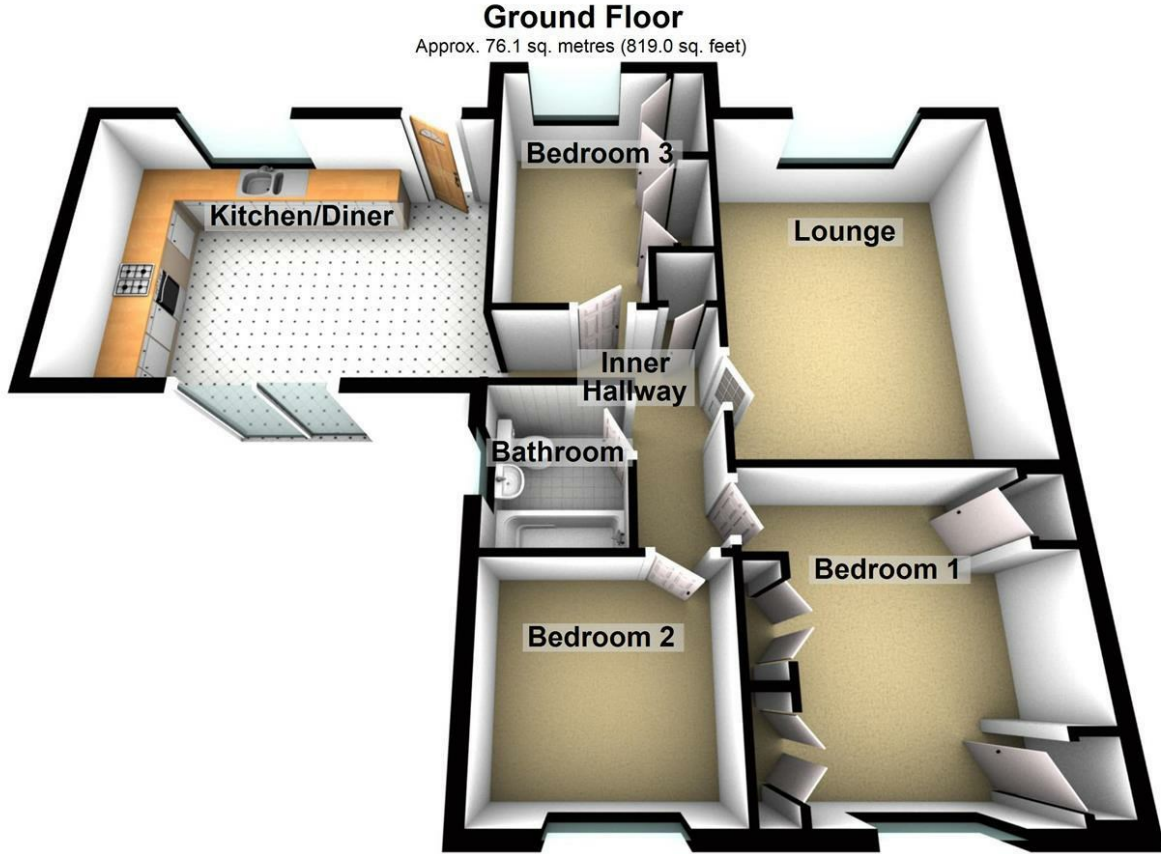
Boundaries & Ownerships

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.

Mortgages

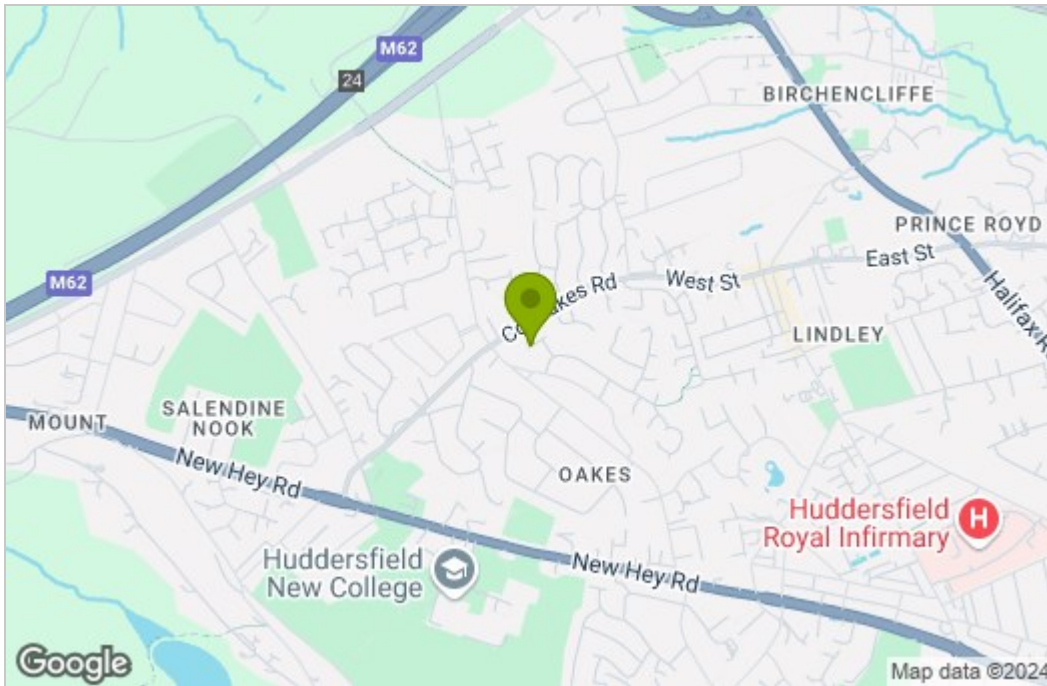
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan



Total area: approx. 76.1 sq. metres (819.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.