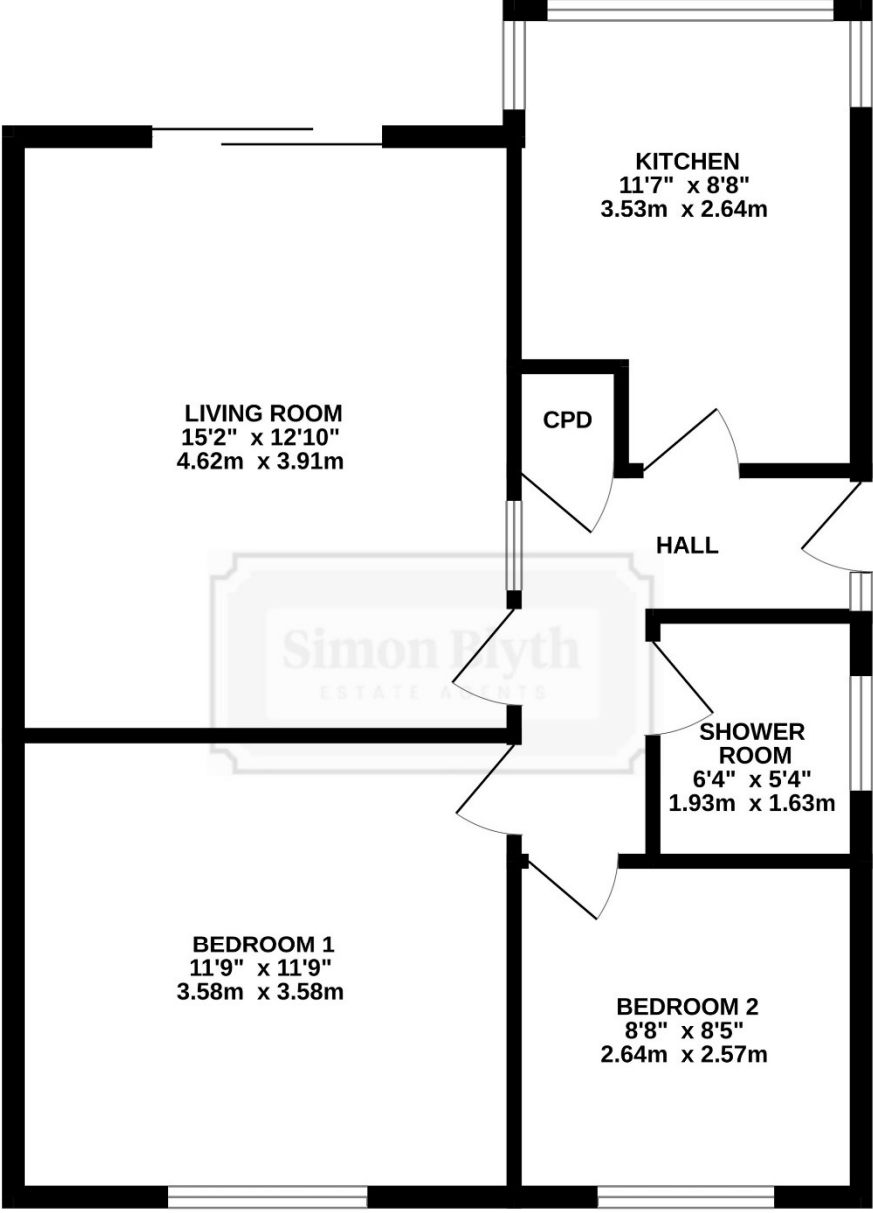




2 Chiltern Avenue, Oakes, Huddersfield, HD3 3PF



CHILTERN AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this two-bedroom semi-detached true bungalow with driveway, garage, gardens to front and rear and small wooded copse to one side.

The bungalow is located within in a popular and well-regarded residential area with local amenities available in neighbouring Lindley and Salendine Nook. The accommodation has uPVC and timber sealed unit double glazing and briefly comprises 'L' shaped entrance hall, living room with sliding aluminium double glazed patio doors giving access to the rear garden, adjacent fitted kitchen, two bedrooms and shower room.

Offers Around £225,000

ENTRANCE HALL

With a timber and frosted glazed door and adjacent frosted glazed window all of which provide this area with natural light, there is a ceiling light point, loft access, there is a retractable aluminium ladder which leads to a centrally bordered loft space. Central heating radiator and cylinder cupboard. From the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 15'2" x 12'10"

This comfortable reception room is situated to the rear of the bungalow and has aluminium sliding double glazed patio doors looking out over the garden, there is a ceiling light point, two wall light points, central heating radiator and as the main focal point of the room there is an artificial stone fireplace with timber mantle, display niches and gas point.



KITCHEN

Measurements- 11'7" x 8'8"

This is situated adjacent to the living room and has timber sealed unit double glazed windows looking out over the rear garden. There are two ceiling light points, part tiled walls, oak effect laminate flooring, central heating radiator and fitted with a range of cream shaker style base and wall cupboards, drawers, contrasting overlying timber effect worktops, inset single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric oven beneath and with plumbing for automatic washing machine.



BEDROOM ONE

Measurements – 11'9" x 11'9"

A double room with a uPVC double glazed window looking out over the front garden, there is a ceiling light point and central heating radiator.



BEDROOM TWO

Measurements – 8'8" x 8'5"

This is situated adjacent to bedroom one and has a uPVC double glazed window looking out over the front garden, there is a ceiling light point and central heating radiator.



SHOWER ROOM

Measurements – 6'4" x 5'4"

With frosted uPVC double glazed window, floor to ceiling tiled walls, chrome ladder style heated towel rail, pedestal wash basin, low flush w.c and with wet area having a Mira electric shower fitting and shower curtain.



OUTSIDE

To the right-hand side of the bungalow there is a tarmac driveway which provides off-road parking for a number of cars and in turn leads to a detached concrete sectional garage.

GARAGE

With up and over door together with courtesy door.



GARDENS

To the front of the property there is a flagged garden with planted flowers and shrubs to the borders. To the rear there is a flagged garden which is well screened and has planted trees and shrubs with steps rising to the patio doors in the living room. There is an external door beneath the kitchen giving access to the subfloor. To the right-hand side of the driveway there is a dry-stone wall with a wrought iron hand gate and this opens into a small wooded copse which has mature trees and shrubs.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has timber and uPVC double glazing

Alarm- The property is fitted with a security alarm

Tenure – Leasehold for the remainder of of 999 years from the 10/08/1967 with an annual ground rent of £10. Small wooded copse is freehold.

Council tax band- C

Directions- Using satellite navigation enter the postcode HD3 3PF

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

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