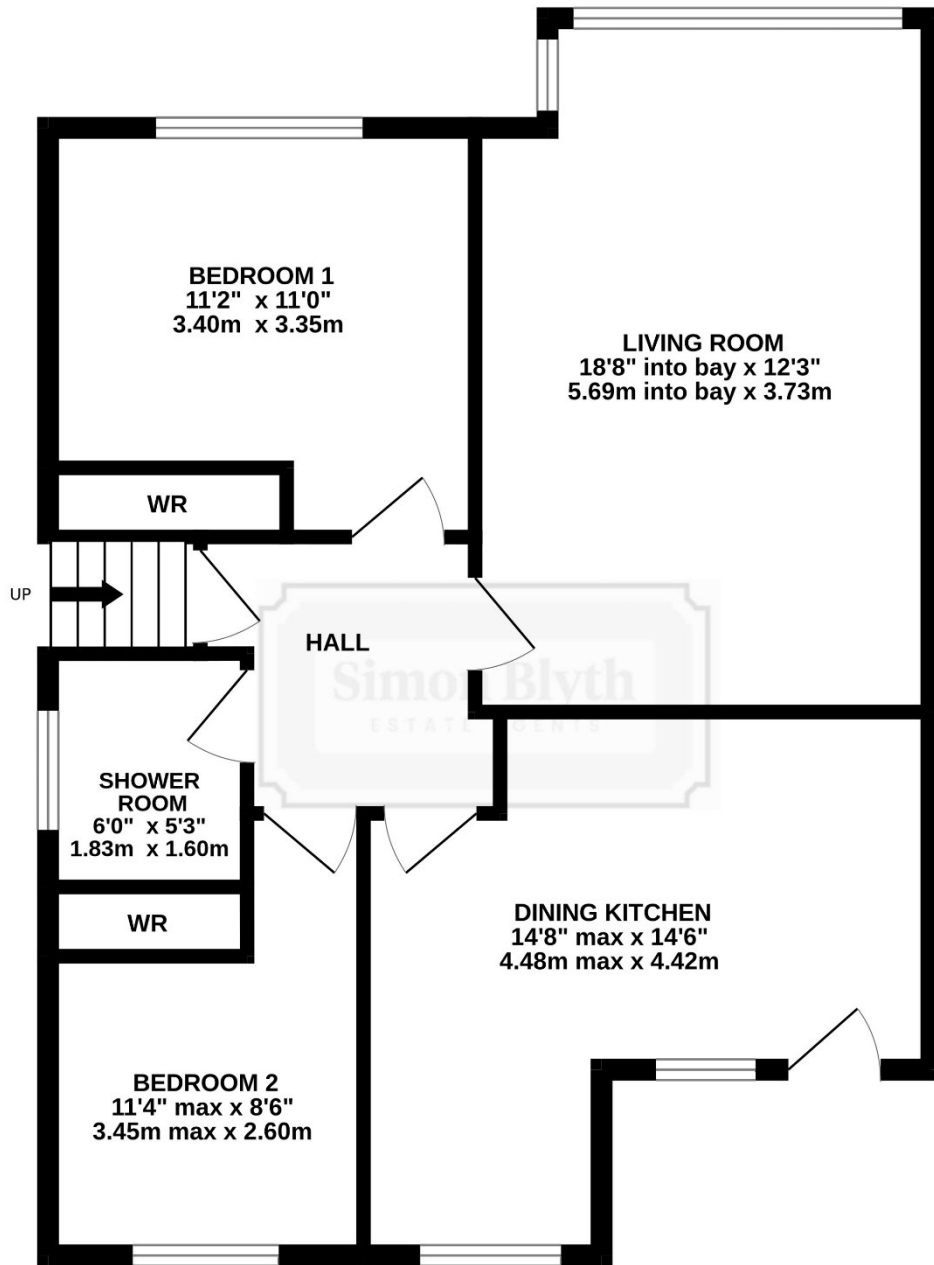




**50 Fir Road, Huddersfield, HD1 4JE**



FIR ROAD

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

An attractively presented and well appointed semi-detached true bungalow constructed circa 1961 and standing slightly elevated from the roadside and enjoying pleasant far-reaching views across the rooftops.

The property provides comfortable and well-planned accommodation which is served by a gas central heating system together with uPVC double glazing and briefly comprises entrance hall, living room with a bay window dining kitchen with integrated appliances, two bedrooms both with fitted wardrobes and shower room. Externally there is a driveway to one side providing off-road parking for a number of cars and in turn leading to a large single garage with power and light. The front garden has been designed to be maintenance free and is Indian stone flagged. To the rear there is a rockery, Indian stone flagged patio and timber decking.

**Price offers around £200,000**

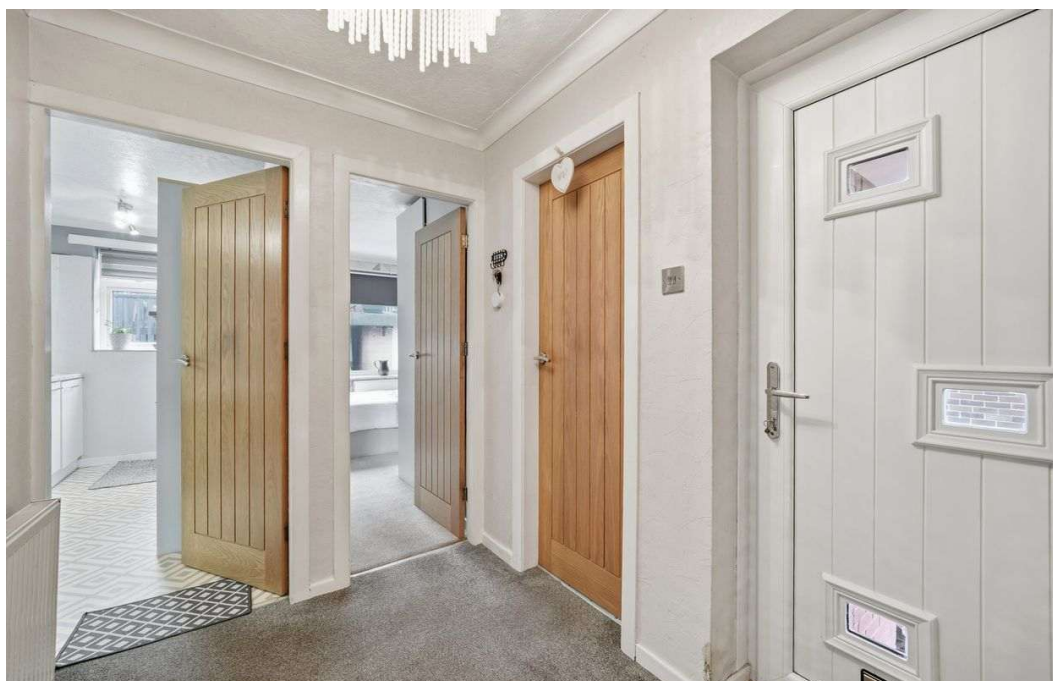
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## ENTRANCE HALL

*Measurements- 8'2" x 5'7"*

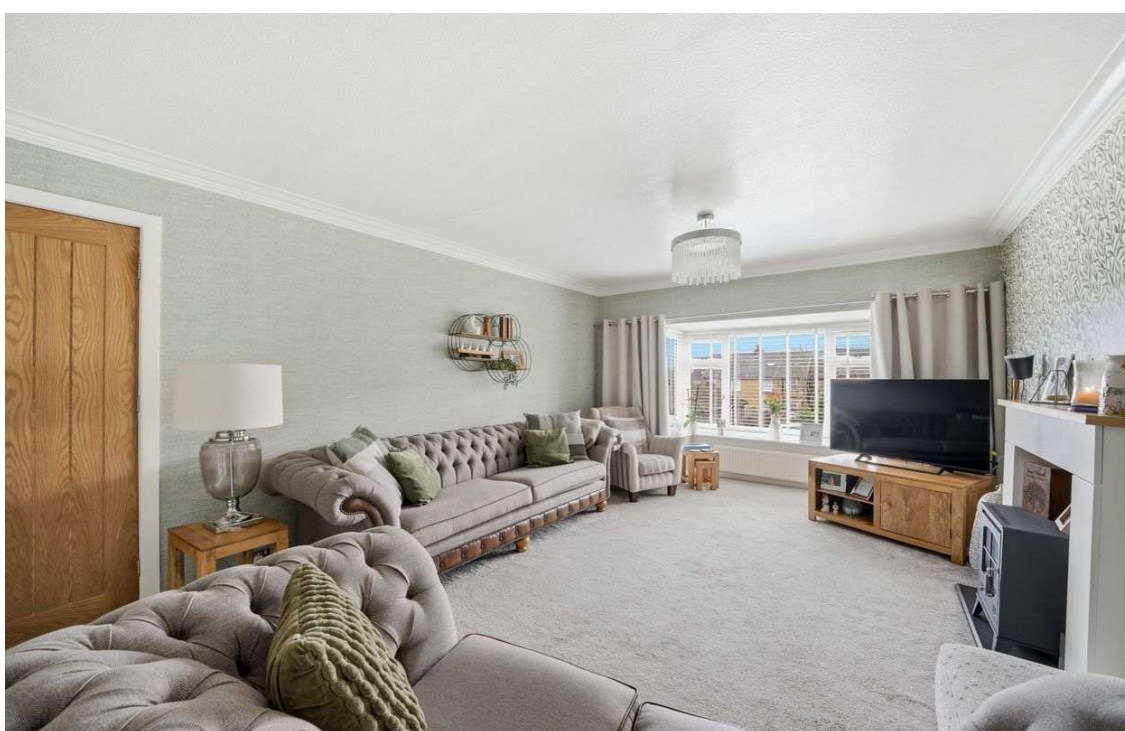
With ceiling light point, ceiling coving, central heating radiator and uPVC and sealed unit double glazed door. From the hallway there are oak veneered doors which provide access to the following rooms: -



## LIVING ROOM

*Measurements- 18'8" x 12'3"*

As the dimensions indicate this is a well-proportioned reception room which has walk in bay with uPVC double glazed windows looking out across the front garden and enjoying some far-reaching views beyond. There is a ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room there is a decorative fire surround.



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## DINING KITCHEN

Measurements- 14'8" x 14'6" maximum

This has uPVC double glazed windows looking out over the rear garden together with a uPVC and sealed unit double glazed door. There are two ceiling light points, ceiling coving, central heating radiator and fitted with a range of modern matt white base and wall cupboards, drawers, overlying worktops with matching splashbacks, inset one and a half bowl single drainer sink with mixer tap, four ring gas hob with extractor hood over, electric fan assisted oven, integrated washing machine, integrated fridge and wall mounted Vokera gas fired central heating boiler.



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## Bedroom One

Measurements- 11'0" x 11'2"

This is situated adjacent to the living room and enjoys a similar aspect through a uPVC double glazed window. There is a ceiling light point, ceiling coving, central heating radiator and having a bank of fitted sliding door wardrobes.



## Bedroom Two

Measurements- 11'4" maximum x 8'6"

This has a uPVC double glazed window looking out over the rear garden. There is a ceiling light point, central heating radiator and fitted mirror fronted sliding door wardrobe.



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## Shower Room

*Measurements- 6'0" x 5'3"*

With frosted uPVC double glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled floor, heated towel rail and fitted with a suite comprising wall hung handwash basin with chrome monobloc tap, low flush w.c and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



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## OUTSIDE

### Parking

To the right-hand side of the bungalow there is a flagged and gravelled driveway which provides off road parking for a number of cars and this in turn leads to a single garage.

### Garage

Measurements- 19'0" x 9'0"

With an up and over door, power and light.

### Gardens

To the front of the property there are steps rising to a flagged garden with gravel border designed for ease of maintenance. To the rear there is flagged pathway with access to the dining kitchen. There is also an outside cold-water tap and from here steps rise to an Indian stone flagged patio together with an area of timber decking and planted trees and shrubs. The rear garden is elevated from the bungalow and as such enjoys some lovely far-reaching views.





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## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- The property is freehold

Council Tax Band- B

Directions- Using satellite navigation enter the postcode HD1 4JE

## **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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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