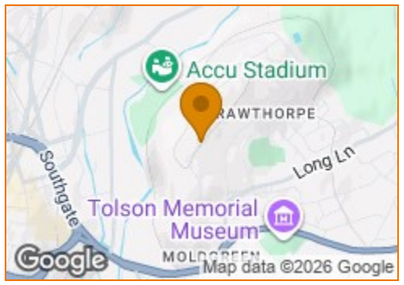
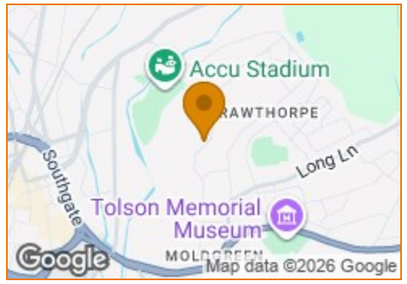
BOULTONS

Terrain Map

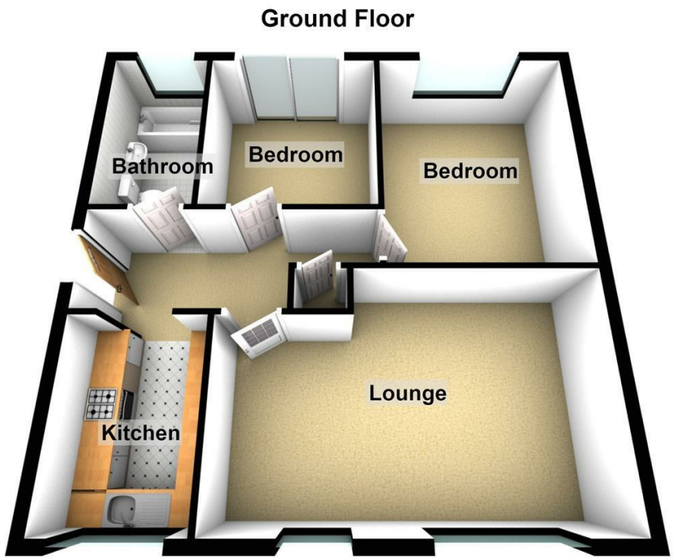


Hybrid Map

Terrain Map



Floor Plan



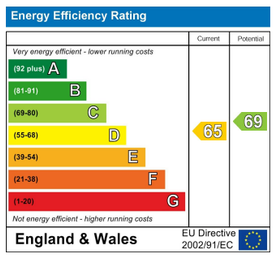
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

131 Coniston Avenue, Huddersfield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Coniston Avenue

Dalton, Huddersfield, HD5 9PU

£190,000

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This semi-detached true bungalow offers a perfect blend of comfort and convenience, the property boasts a generous plot, providing ample outdoor space with established gardens, a generous driveway and a garage for additional storage.

Inside, the bungalow features two inviting bedrooms (one with access directly to the rear garden), a spacious lounge, complete with a dining area, a modern kitchen is equipped with contemporary units, and there is a bathroom with a three piece suite.

This property is further enhanced by the benefits of central heating and double glazing, ensuring comfort throughout the seasons. Additionally, the installation of solar panels contributes to energy efficiency, making this home both environmentally friendly and cost-effective.

Situated in a popular and convenient location, residents will find themselves just a stone's throw away from local amenities and the bustling town centre, providing easy access to shops, cafes, and essential services. This bungalow presents an excellent opportunity for those looking to settle in a desirable area while enjoying the benefits of a well-appointed home. Don't miss the chance to make this charming property your own.

ACCOMODATION

All laid out on one ground floor level.

RECEPTION HALL

13'8" x 4'1" max

Accessed via a uPVC double glazed front door with privacy glass inset, there is a cylinder cupboard, decorative coving, central heating radiator and recessed ornate display niche.

KITCHEN

9'9" x 6'8"

Fitted with a range of wall and base units in a modern handleless gloss design with complementary working surfaces which extends into a breakfast bar area. There are space-saver corner cupboards, integrated washing machine, space for a fridge freezer and concealed within one the units is the fuse board and central heating boiler. A glass splashbacks sits behind the hob and a glass extractor canopy over. Also in the worktop is a one and a half bowl ceramic sink with mixer tap and positioned to the front elevation is a double glazed window with leaded detail inset.

LOUNGE/DINING AREA

19'3" x 12'3" max

The focal point for the room is a coal effect gas fire within a traditional fireplace, decorative coving, two double glazed windows positioned to the front elevation, both of which have leaded detail and the larger window is a bow bay window overlooking the front garden which allows ample natural light to flood into the room. As mentioned in the description, this room is large enough to incorporate a dining area and there is also provision for alcove wall lighting.

BEDROOM 1

12'9" x 8'8" to the wardrobe doors

Having a range of fitted bedroom furniture comprising split and full hanging, drawer units and corner cupboards with mirror fronted door. You will also find a double glazed window overlooking the rear garden, a central heating radiator, decorative coving and a loft hatch.

BEDROOM 2

9'8" x 9'7"

Previously used as a sitting room/formal dining room, with a decorative feature fireplace, radiator display shelves coving and sliding patio doors leading to the exterior of the property.

BATHROOM

9'7" x 5'3"

Fitted with a vanity basin, low flush wc and panel bath with shower over. There are tiled walls, a range of toiletry and medicine cupboards, heated towel rail, useful linen/towel cupboard and to the rear elevation is a double glazed window with leaded and privacy glass inset.

OUTSIDE

To the front of the property is a well stocked buffer garden with a central artificial lawn and an array of planted beds. There is a block paved driveway to the side of the property which leads to a single garage.
The rear garden is a generous sized and well stocked with blocked paved patio area adjacent to the property and there is a range of planted pockets and raised beds. A short flight of steps provide access to the lawned area. The garden is securely gated behind a wrought iron gate.

TENURE

Long leasehold: 999 years from 1 November 1967.

COUNCIL TAX. BAND B.