



Coniston Avenue | | Huddersfield | HD5 9PU

Offers in the region of
£190,000



SHERIDAN
BAILEY
PROPERTY

Coniston Avenue |
Huddersfield | HD5 9PU
Offers in the region of £190,000

Offered with vacant possession so no upward chain, this 2 bedroom semi detached bungalow sits on a good size plot with established front and rear gardens.

Requiring some modernisation, the property offers excellent potential.

The property briefly comprises - all accommodation on one level. Entrance Hall, Living Room. Kitchen, 2 bedrooms and a bathroom. Externally a long driveway for up to 2-3 vehicles, plus a single detached garage.

Gas Central Heating, double glazing and solar panels.

- Vacant possession - no upward chain
- Good size front and rear gardens
- GCH, Double glazed and solar panels
- Excellent potential
- True 2 bed bungalow
- Driveway and detached garage

Entrance Hall

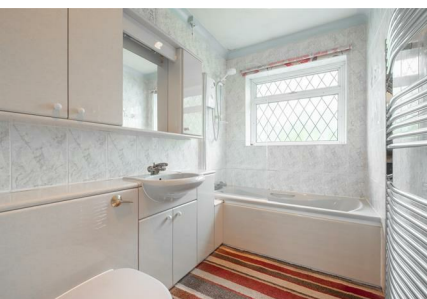
Main entrance is via frosted glazed door to side of the property from driveway. Door opens up to hallway.

Living Room

19'5 x 12'4 (5.92m x 3.76m)

Spacious Living Room which will easily accommodate a dining area if required. Bright and airy room from large bow window and an additional window both to front garden views. Traditional fireplace with inset coal effect gas fire.





Kitchen

7'0 x 10'0 (2.13m x 3.05m)

Kitchen comprises range of hi gloss wall and base units providing ample storage with worktops over and glass splashbacks. There is an integrated washing machine, 4 ring hob with stainless steel extractor over, along with space for a fridge freezer . Window front elevation and garden views

Bedroom 1

10'9 x 13'0 (3.28m x 3.96m)

Range of fitted bedroom furniture including ample wardrobe space with drawer units and a mirror fronted door. Window to rear garden views. A lovely quiet space.

Bedroom 2

9'8 x 9'9 (2.95m x 2.97m)

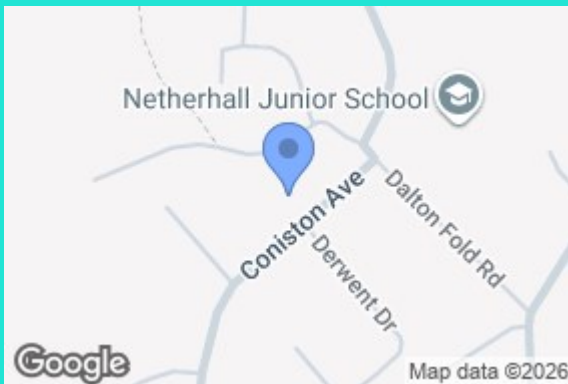
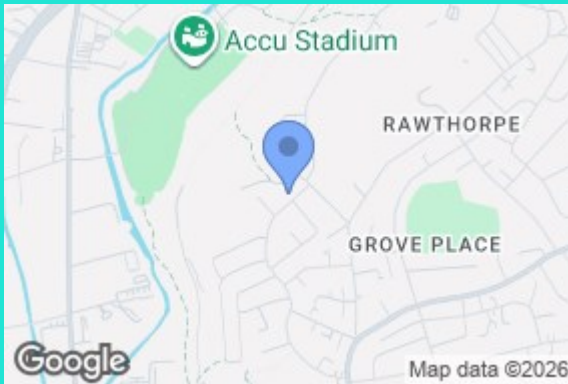
This room was been previously used as a Sitting Room however is easily adaptable to create a second bedroom. Sliding patio doors to rear garden.

Bathroom

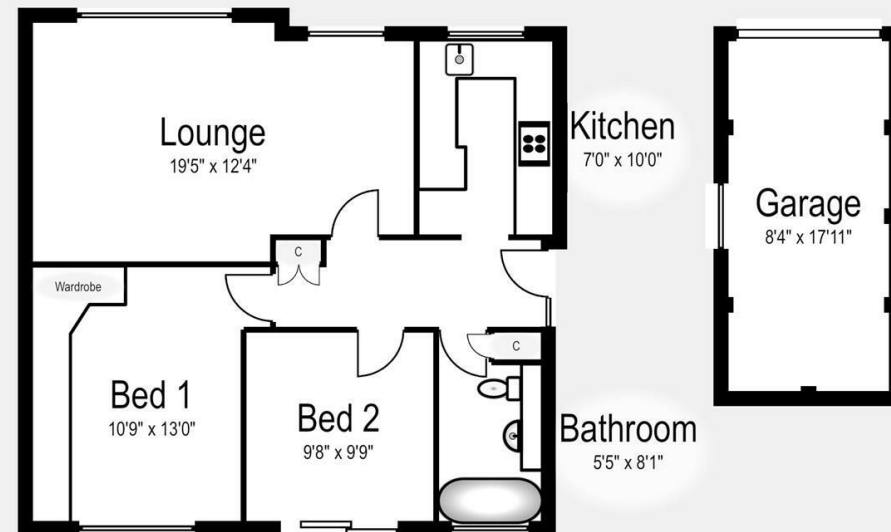
Fully tiled Bathroom comprising, WC, vanity wash handbasin with cupboard storage, bath with electric shower over and a heated towel rail. Frosted privacy window

Outdoor Space

This semi detached true bungalow offer good size gardens to front and rear, both well established with planting, shrubs and borders. Artificial lawn to the front and lawn to the rear. There is a long block paved driveway that will accommodate 2 vehicles and the added benefit of a single detached garage with up and over doors. Rear garden and patio area is accessed via a wrought iron gate. Well screened to rear for privacy.



Front



HD5 9PU
Internal - 798ft2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(13-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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