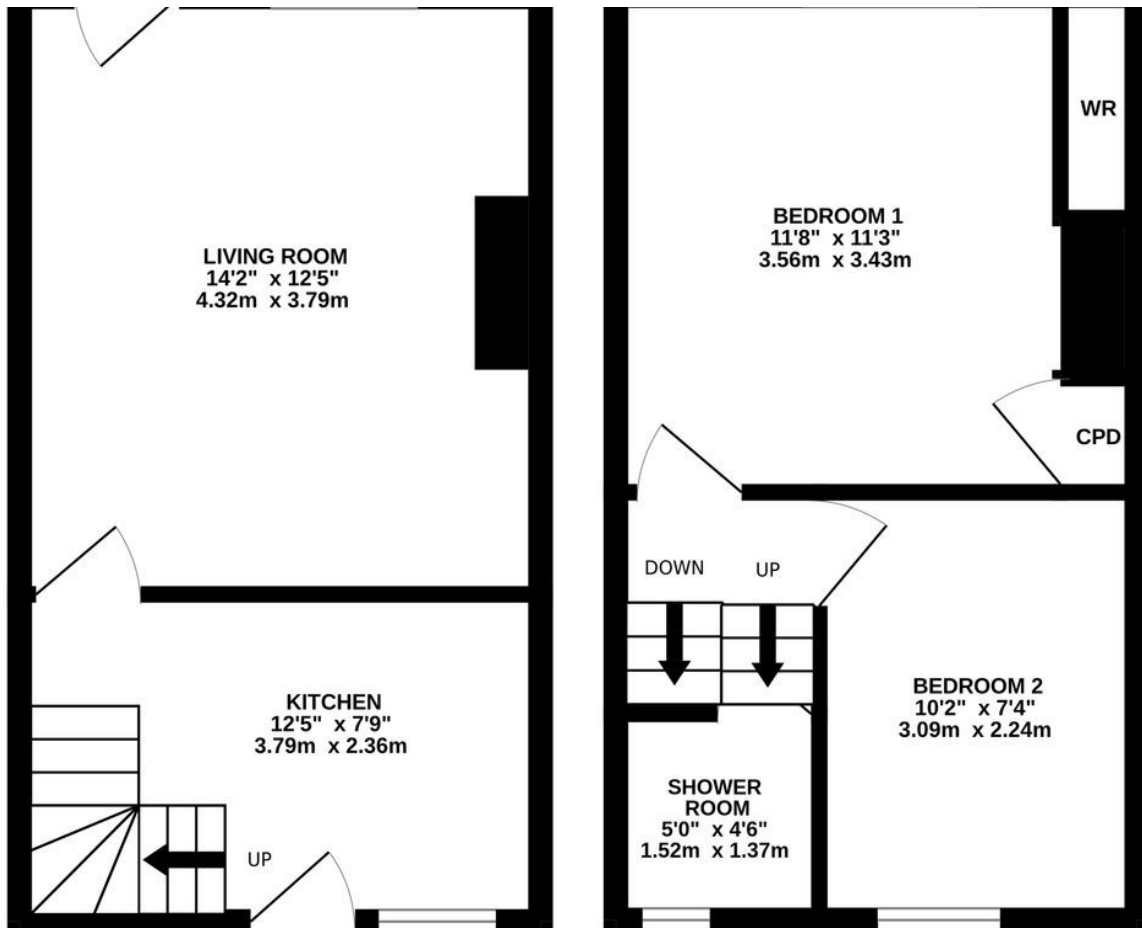




**7 CADOGAN AVENUE, LINDLEY, HUDDERSFIELD**



## PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this mature stone built inner through terrace house located within walking distance of Lindley Junior and Infant School, variety of shops, restaurants and bars and just a short drive to junction 24 of the M62.

The property would make an ideal first-time purchase and provides comfortable and well-planned accommodation with new floor coverings and blinds, bright neutral décor and complimented by gas central heating system and PVCU double glazing. Briefly comprising to the ground floor living room with electric flame effect fire and kitchen. Basement with cellar. First floor landing leading to two good sized bedrooms and bathroom. Externally there is on street permit parking and gardens laid out to both front and rear with the rear enjoying a south easterly aspect.

**PRICES OFFERS AROUND £149,950**

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## GROUND FLOOR

### LIVING ROOM

Measurements- 14'2" x 12'5"

A well-proportioned reception room situated to the front of the house and looking out over the garden, the decor is fresh and bright with plenty of natural light, new grey carpeting and there is a central heating radiator and as the main focal point of the room there is a wall mounted flame effect electric fire. From the living the door provides access to the kitchen.

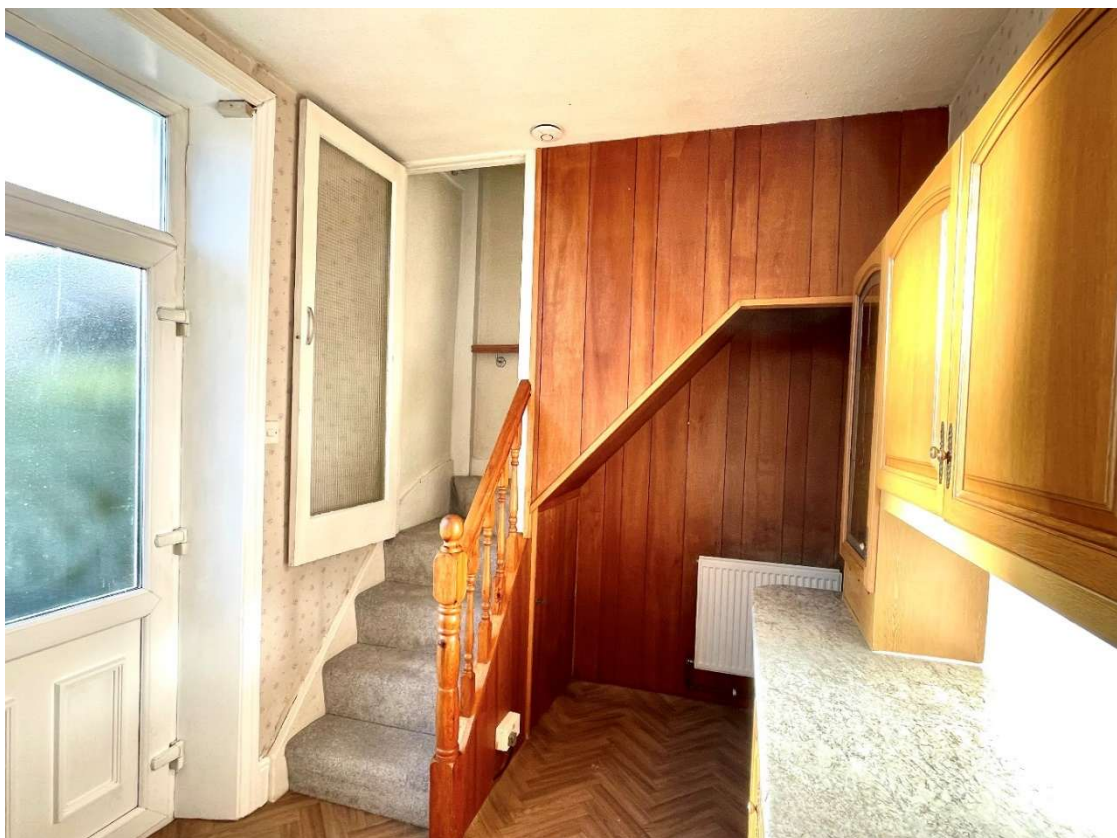


## KITCHEN

*Measurements – 12'5" x 7'9"*

The kitchen is well supplied with a range of fitted base and wall cupboards, contrasting overlying worktops and tiled splashbacks, fitted stainless steel sink, electric cooker point and plumbing for automatic washing machine. There is a central heating radiator and trap door which gives access to the cellar providing useful additional storage space. There is an exterior door which gives access to the south easterly facing patio and rear garden whilst an interior door gives access to the first floor.





## FIRST FLOOR

### LANDING

With integrated storage cupboard and providing access to the following rooms: -

### BEDROOM ONE

*Measurements- 11'8" x 11'3"*

A good-sized double room which once again has fresh neutral décor with new grey fitted carpet. There are fitted cupboards together with wardrobe space, radiator and with an aspect over the front garden.



## BEDROOM TWO

Measurements- 10'2" x 7'4"

Another good-sized bedroom which overlooks the rear garden. There is crisp and neutral décor with new grey fitted carpet, central heating radiator and a cupboard housing a gas fired central heating boiler.



## SHOWER ROOM

Measurements- 5'0" x 4'6"

With natural light from a frosted pvcu double glazed window and fitted with a suite comprising hand wash basin, low flush WC, shower cubicle with Mira electric shower fitting, majority tiled walls, extractor fan and radiator.



## OUTSIDE

### GARDENS

To the front of the property there is a wrought iron hand gate with flagged pathway providing access to the front door and adjacent to this there is a gravelled area with planted trees and shrubs. To the rear there is a south easterly facing garden which is low maintenance with flagged patio, gravelled area and flagged pathway with wrought iron hand gate at the foot of the garden and having planted trees and shrubs to the borders.



### PARKING

The property has on street permit parking.

### **ADDITIONAL INFORMATION**

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – A

### **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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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**

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a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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