



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 38 Avison Road, Huddersfield, HD4 5TL

**Best Offers Around £139,995**

ADM Residential are pleased to market FOR SALE this CHARMING BUNGALOW, BEAUTIFULLY PRESENTED THROUGHOUT, MODERN SHOWER ROOM, TWO BEDROOMS, ALLOCATED PARKING. Situated in this popular area being close to all local amenities, bus routes and schools with easy access to Huddersfield town centre. The property boasts gas central heating and double glazing and comprises:- Entrance hallway, modern kitchen, good size lounge with dining area and views across the rear aspect, fitted modern shower room and two bedrooms. Externally: - Well maintained gardens to front elevation, allocated parking with views across the hillside, to the rear an enclosed balcony with outside tap. Viewing is highly recommended. Please telephone ADM Residential on 01484 644555 or Text us on 07780 446202 to arrange a viewing, this property is not to be over looked and an Ideal retirement property worthy of a viewing

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

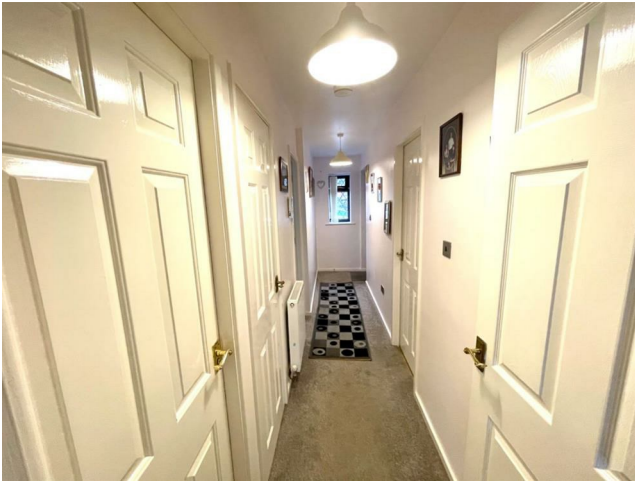
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Entrance Upvc door leading to reception hallway.

## HALLWAY



Entrance hallway, Featuring a Upvc window to front aspect, provides access to all room, wall mounted gas central heating radiator, access to storage cupboard, doors to:

## LOUNGE/SUN ROOM



A delightful lounge/sun room with Upvc windows to rear aspect which over looks the balcony and onward views, T.v Point, Telephone point, coved ceiling, gas central heated radiators, Door leading onto the patio:

## SUN/DINING AREA



Delightful aspect set off the lounge area with ample light flooding the room. Fantastic views overlooking Cowersley.

## KITCHEN



A good size modern fitted kitchen with Upvc windows over looking the rear aspect. Kitchen comprising of a matching range of wall and base units with complementary work surfaces and inset 1½ bowl sink unit with mixer tap. Integral appliances include gas hob with oven and extractor hood over . There is plumbing in situ for automatic washing machine and dishwasher, space for a dryer and finished with vinyl flooring:

## SHOWER ROOM



A partly tiled, recently fitted three piece shower room in white with chrome effect fitting.

Consisting of a treble sized shower cubicle with mains fitted shower, hand wash vanity basin with mixer tap and a low level flush WC. Finished with vinyl laminate effect flooring and chrome heated towel rail:

### **BEDROOM ONE**



Main bedroom with Upvc windows to front elevation, featuring fitted wardrobe to one wall, T.V.point, and gas central heated radiator:

### **BEDROOM TWO**



Second bedroom of a good size with Upvc windows to front elevation and a gas central heated radiator.

### **EXTERNALLY**



The property benefits from a enclosed flagged patio garden to the front aspect with dwarf wall and wrought-iron balustrade. To the side there is allocated parking for two vehicles, set to the rear is a flagged balcony with stunning views and southerly facing, benefits from an outdoor tap.

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

### **Sprift Report- Key Facts for Buyers**

Dear Mr

Hope you are well.

We have complied a report for you. Please see attached.

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=1823095](https://sprift.com/dashboard/property-report/?access_report_id=1823095)

This is something we give to any prospective buyers who are looking to purchase which provides them with useful information.

Kind regards

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as

statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Tenure**

This property is ( LEASE HOLD ) with 999 years from the year

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### **ABOUT THE AREA**

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### **Council Tax Bands**

The council Tax Banding is " A "

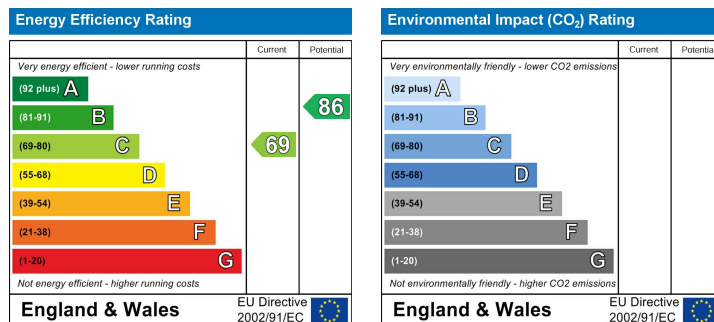
Please check the monthly amount on the Kirklee Council Tax Website .

### **EPC "C**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2648-1070-7214-0973-6910>

## Floor Plan

### Energy Efficiency Graph



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