

Terrain Map



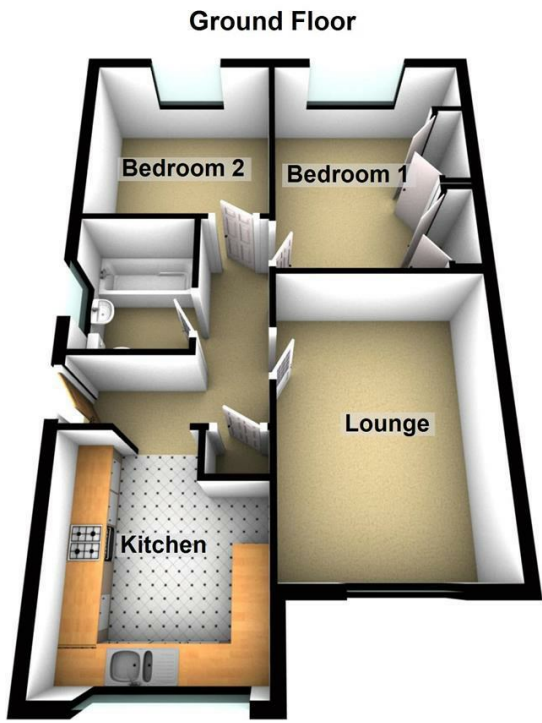
Hybrid Map



Terrain Map



Floor Plan

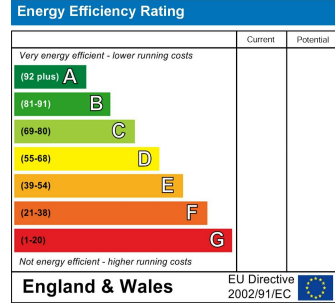


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Plan produced using PlanUp.

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



BOULTONS



Chiltern Avenue

Lindley, Huddersfield, HD3 3PF

Offers Around £200,000



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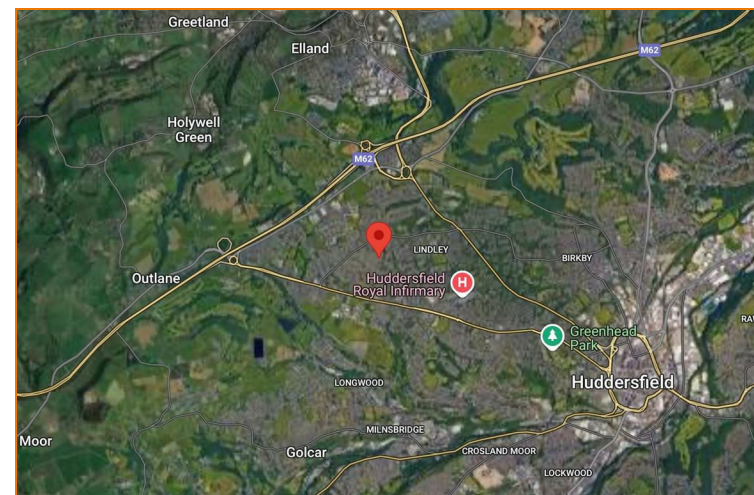
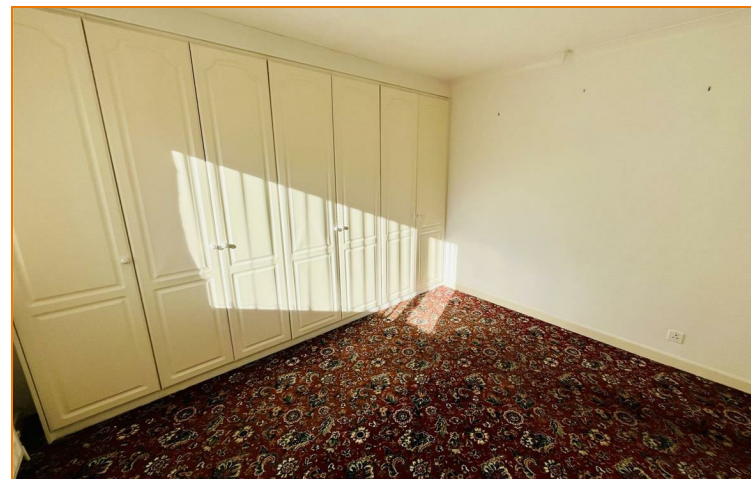
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Chiltern Avenue

Lindley, Huddersfield, HD3 3PF

Offers Around £200,000



This WELL CARED for semi-detached bungalow presents an excellent opportunity for those seeking a TRUE BUNGALOW all laid out on one ground floor level. A two-bedroom home boasting a generous and comfortable reception room, perfect for relaxation or entertaining guests, two DOUBLE bedrooms, a fitted kitchen and house bathroom.

One of the standout features of this property is its ENORMOUS POTENTIAL. It is ideal for downsizing or for those with an eye to redesign due to the untapped potential in the roof void which many of the surrounding properties have redeveloped into living accommodation. So, whether you wish to modernise the interior or expand upon the existing structure, the possibilities are abundant (subject to consents). Additionally, the property comes with the advantage of no onward chain, allowing for a smoother and more hassle-free purchasing process.

Situated in a very popular location, residents will find themselves just a stone's throw away from daily amenities in Lindley, Marsh and Salendine Nook. This bungalow is not only a lovely home but also a fantastic opportunity to make your own mark in this most well-regarded area.

Do not miss the chance to own this property, and book your viewing today.

ACCOMMODATION

ENTRANCE HALL

Accessed from the side of the property, there is a central heating radiator and a loft hatch with a pull down ladder, giving easy access to the roof space.

LOUNGE

15'4" x 8'6"

Positioned to the rear of the property and with a double glazed window overlooking the garden and taking in the distant views. The focal point for the room is an electric fire within a traditional surround. Central heating radiator.

KITCHEN

11'9" x 8'10"

Fitted with a range of wall and base units with granite effect working

surfaces which incorporate an inset sink unit with drainer. There is provision for a cooker and additional white goods. Tiled splashbacks surround the preparation areas and housed within one of the cupboard units is the combination boiler. Central heating radiator and uPVC double glazed windows to the rear and side elevations.

BEDROOM 1

11'9" x 9'10" to the wardrobe doors.

This generous double bedroom has a range of fitted bedroom furniture, a central heating radiator and a uPVC double glazed window to the front elevation overlooking the front garden.

BEDROOM 2

8'10" x 8'7"

Also positioned to the front of the bungalow and with a central heating radiator and a uPVC double glazed windows overlooking the front garden.

BATHROOM

Fitted with a three piece suite comprising panel bath, low flush wc and a pedestal hand wash basin. There are part tiled splashbacks, a central heating radiator and a uPVC double glazed window with privacy glass inset.

OUTSIDE

There is an attractive, low maintenance front garden with a lawned main section and pebbled, flowerbed borders. There is a driveway to the side leading to a single detached garage. To the rear is a larger, predominantly lawned, garden with low maintenance pebbled sections, enclosed fencing.

Under the property, although not accessed at the time of the appraisal, is an under draw access point, providing useful additional storage.

GARAGE

15'5" x 9'2"

COUNCIL TAX. BAND C.

TENURE

We understand that the property is a long leasehold arrangement. We are awaiting further information from our client which will be further confirmed during the conveyancing process.