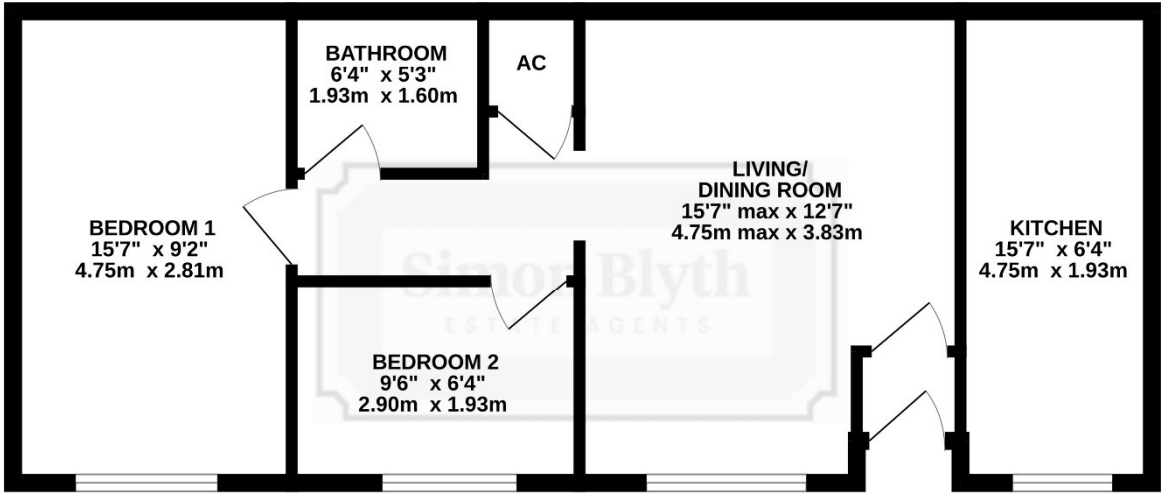




42 Avison Road, Cowlersley, Huddersfield, HD4 5TL



AVISON ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this random stone fronted true bungalow which overlooks a pleasant level garden incorporating lawn and flagged patio.

The property would make a lovely first-time purchase and provides comfortable and manageable accommodation with well-appointed interior with uPVC double glazing, electric heating and briefly comprising entrance lobby, living/dining room, modern fitted kitchen with integrated hob, extractor fan and double oven, inner hallway leading to two bedrooms and bathroom. In addition to the gardens there are two parking spaces in tandem on Avison Road.

Offers Around £130,000

ENTRANCE LOBBY

With a composite panelled and frosted double glazed door, oak effect flooring, ceiling light point, ceiling coving and from here a timber and frosted bevelled glass door opens into a living/dining.

LIVING/DINING ROOM

Measurements – 15'7" x 12'7"

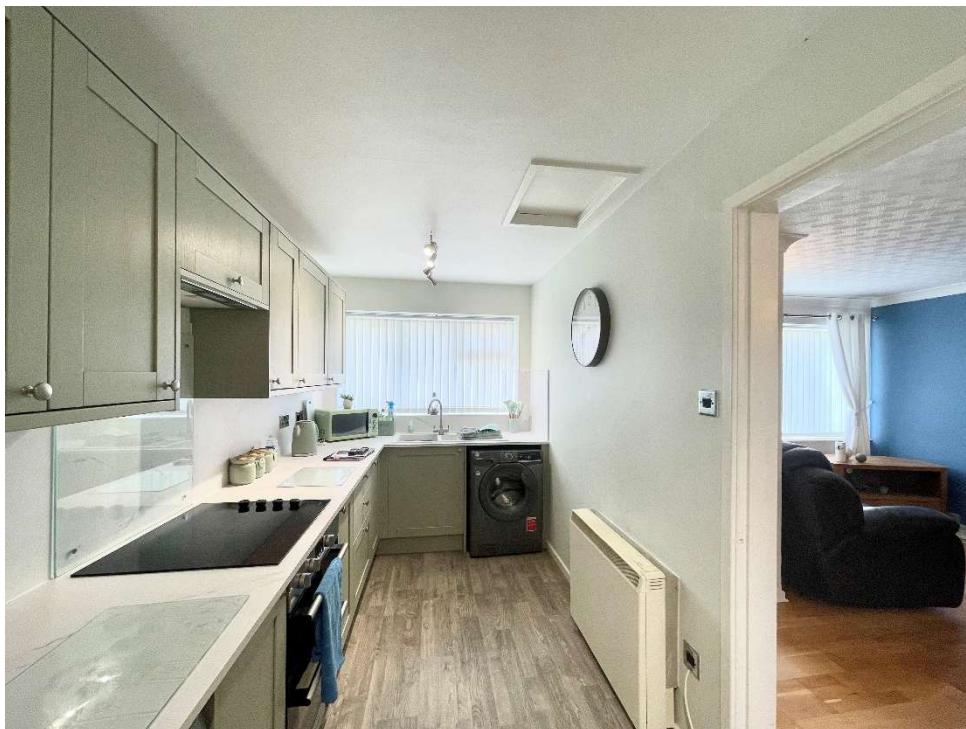
With a uPVC double glazed window looking out over the garden, there is an electric wall heater, oak effect flooring and as the main focal point of the room there is a fireplace with timber surround, conglomerate marble inset and home to a flame effect electric fire which rests on a conglomerate marble hearth. To one side a door opens into the kitchen.



KITCHEN

Measurements – 15'7" x 6'4"

This situated adjacent to the living room and has a uPVC double glazed window looking out over the garden, there are two ceiling light points, electric wall heater and fitted with a range of modern base and wall cupboards, drawers, pan drawer, contrasting overlying worktops with matching splashbacks, inset one and half bowl single drainer sink with brushed stainless steel mixer tap, four ring halogen hob with extractor hood over and electric double oven beneath, there is under counter space for washing machine, tumble dryer and space at the far end of the kitchen for a fridge freezer.



INNER HALLWAY

This has oak effect flooring, cylinder cupboard, ceiling light point and from here access can be gained to the following: -

BEDROOM ONE

Measurements- 15'7" x 9'2"

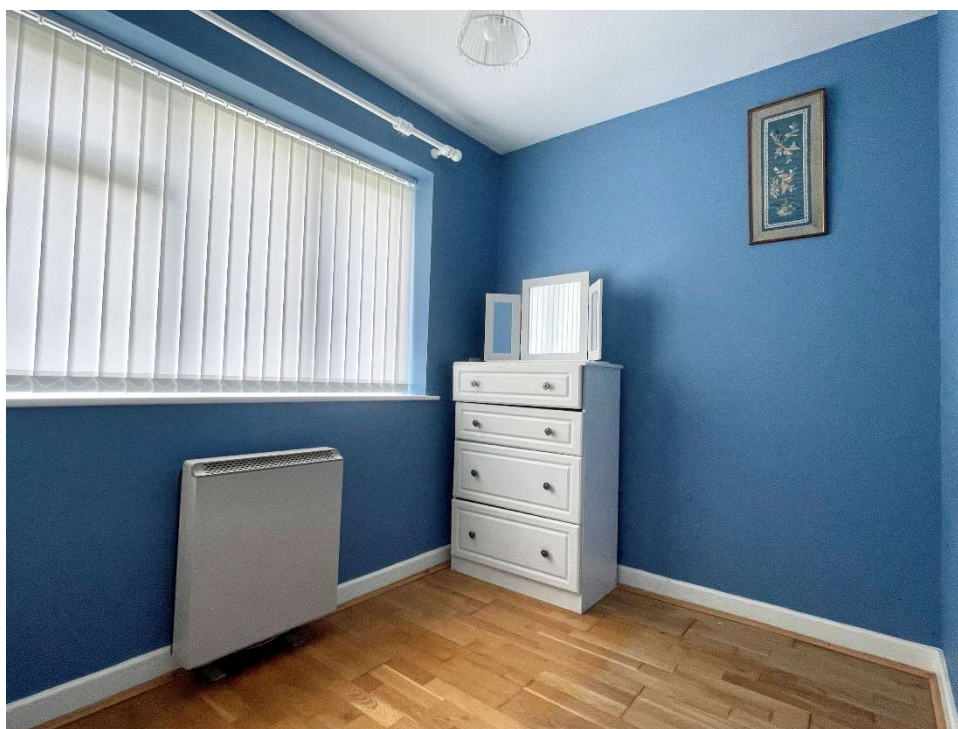
A well-proportioned double room which has a uPVC double glazed window looking out over the garden, there is a ceiling light point, electric wall heater, oak effect flooring and a good range of fitted furniture including double bed head and bedside tables, storage cupboards over with pelmet downlighters, fitted floor to ceiling wardrobes and dressing table with cupboard and drawers beneath.



BEDROOM TWO

Measurements- 9'6" x 6'4"

With a uPVC double glazed window looking out over the garden, there is a ceiling light point, oak effect flooring and electric wall heater.



BATHROOM

Measurements- 6'4" x 5'3"

With inset LED downlighters, floor to ceiling tiled walls, tiled floor, heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome monobloc tap and mirror over, low flush w.c. with concealed cistern and corner shower cubicle with easy clean panelled walls and Mira electric shower fitting.



OUTSIDE

GARDENS

There is a level garden which has a lawn, flagged patio, gravelled area, established shrubs and bushes and with a timber hand gate leading onto the pathway which in turn gives access to a flight of steps rising to the two parking spaces on Avison Road.

PARKING

There are two parking spaces in tandem situated on Avison Road and from here there is a flight of steps leading down to a path which in turn provides access to the bungalow.



ADDITIONAL INFORMATION

Heating- The property has electric heating

Double glazing- The property has uPVC double glazing

Council Tax Band- A

Tenure- Leasehold for the remainder of 999 years from the 27/08/1991 with an annual ground rent of £50.

Directions- Using satellite navigation enter the postcode HD4 5TL

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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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.

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