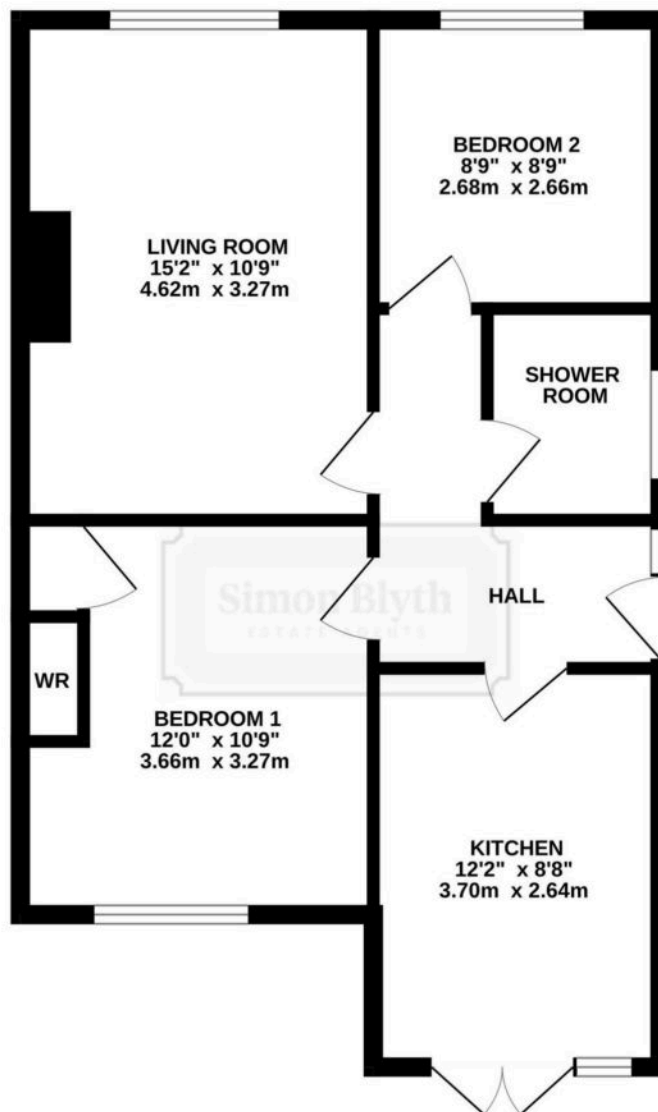




**39 Roman Avenue, Huddersfield**  
Huddersfield

Offers in Region of **£230,000**



ROMAN AVENUE

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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## 39 Roman Avenue

Mount, Huddersfield

Available with vacant possession and no onward chain is this attractively presented and well appointed two bedroom semi detached true bungalow located within a popular and well regarded residential area with level gardens to both and rear, driveway to one side and single garage.

The accommodation is served by a gas central heating system, pvcu double glazing, solar panels and briefly comprises L shaped entrance hall, living room, fitted kitchen with host of integrated appliances. Two bedrooms with fitted furniture to the master and shower room.

The property is located close to J23 and J24 of the M62 and is accessible for local shops and supermarkets in neighbouring Lindley and Salendine Nook.





### **Ground Floor Entrance Hall**

This has pvcu and frosted double glazed door with frosted pvcu double glazed window adjacent and providing plenty of natural light, there are two ceiling light points, ceiling coving, central heating radiator, engineered oak effect laminate flooring which continues through into the kitchen. From the hallway access can be gained to the following..-

### **Living Room**

15' 2" x 10' 9" (4.62m x 3.28m)

A comfortable and well proportioned reception room which has a large pvcu double glazed window looking out over the front garden, there is a ceiling light point, inset LED down lighters, ceiling light point, central heating radiator and as the main focal point of the room there is a feature fireplace with oak surround, marble and home to a coal effect gas fire which rests on a marble hearth.

### **Kitchen**

12' 2" x 8' 8" (3.71m x 2.64m)

This is situated to the rear of the property and has pvcu double glazed French windows which open out onto the garden and adjacent to this there is a further pvcu double glazed window all of which provide plenty of natural light. There are inset LED down lighters, ceiling coving, central heating radiator, engineered oak flooring, cupboard housing a wall mounted Worcester gas fired central heating boiler. Fitted with a range of gloss white base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, inset 1 1/2 bowl single drainer stainless steel sink with chrome mixer tap, concealed lighting beneath the wall cupboards, four ring stainless steel gas hob with stainless extractor hood over and stainless steel electric fan assisted oven beneath, integrated fridge, integrated freezer and integrated washing machine.





### Bedroom One

12' 0" x 10' 9" (3.66m x 3.28m)

A double room which has a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving, central heating radiator, fitted storage cupboard with cloaks rail, fitted furniture including wardrobes, drawers, cupboards and free standing bedside tables.

### Bedroom Two

8' 9" x 8' 9" (2.67m x 2.67m)

This is situated to the living room and has a pvcu double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving, central heating radiator and this room has previously been used as a dining room.

### Shower Room

6' 5" x 5' 3" (1.96m x 1.60m)

With frosted pvcu double glazed window, inset ceiling down lighters, extractor fan, part tiled walls which are floor to ceiling in sections, tiled floor, central heating radiator, chrome ladder style heated towel rail and fitted with a suite comprising with chrome monobloc tap, low flush WC and shower cubicle with chrome shower fitting.





## GARDEN

To the front of the property there is a shaped lawned garden with planted trees, flowers and shrubs to the borders. To the rear there is flagged patio, lawn, trees, flowers and shrubs.

## Driveway

Twin wrought iron gates open onto a tarmac driveway which runs down the left hand side of the bungalow where there is an outside cold water tap, the driveway provides off road parking for a number of cars and in turn leads to a detached concrete sectional garage.

## Garage

Is 17'7" x 10'2" with up and over door, window to the side elevation, power and light.

## ADDITIONAL DETAILS

- THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM
- THE PROPERTY HAS PVCU DOUBLE GLAZING
- THE PROPERTY IS FITTED WITH SOLAR PANELS



**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

**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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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

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**OFFICE OPENING TIMES 7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm





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