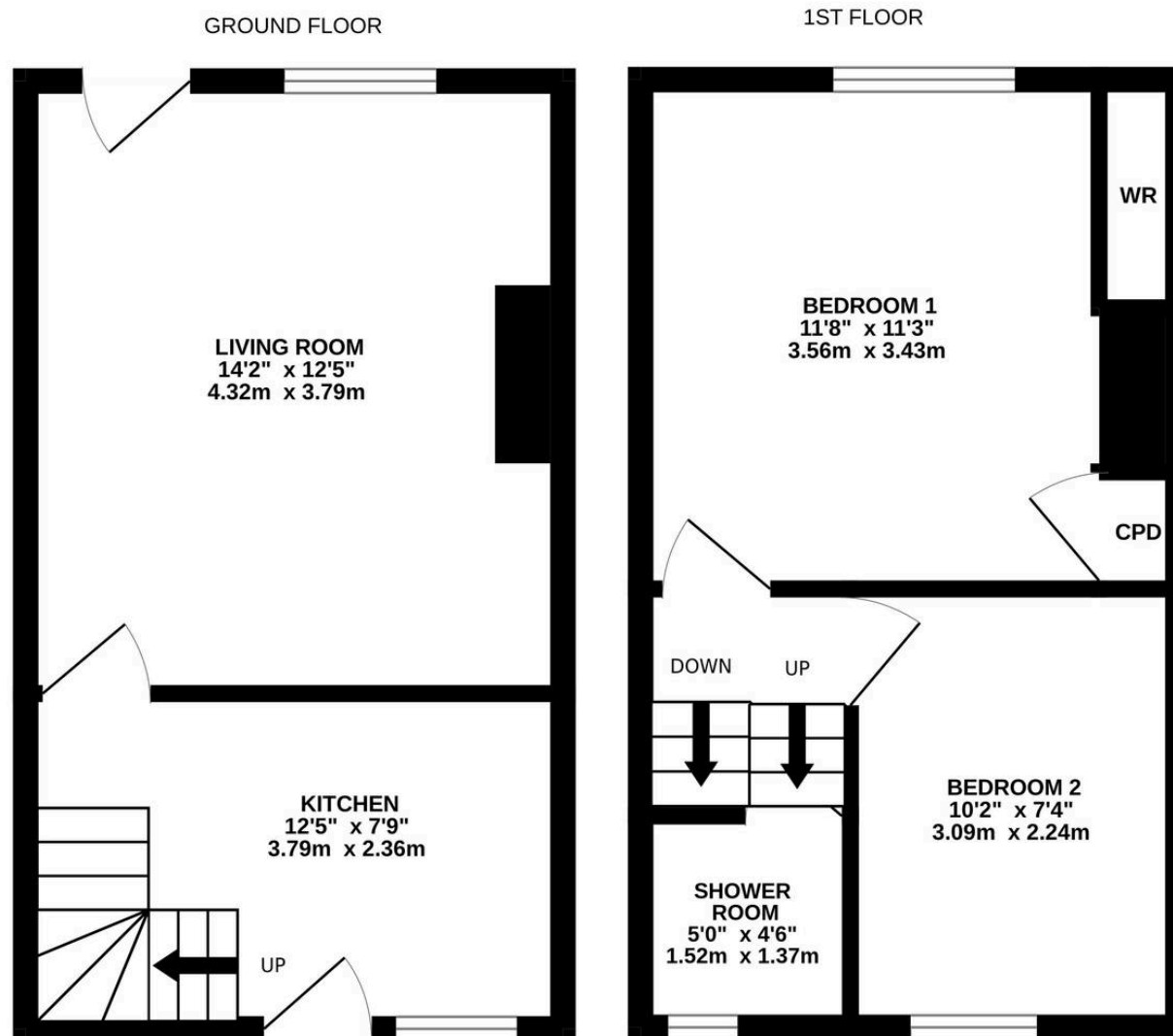




7 Cadogan Avenue, Huddersfield
Huddersfield

Offers in Region of **£165,000**



CADOGAN 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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7 Cadogan Avenue

Huddersfield, Huddersfield

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.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Gas central heating and PVCU double glazing
- Rear garden enjoying a south easterly aspect
- Available with vacant possession and no onward chain
- Ideal for first-time purchase



Living Room

14' 2" x 12' 5" (4.32m x 3.79m)

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

1' 5" x 7' 9" (0.43m x 2.36m)

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.

Landing

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

Bedroom One

1' 8" x 11' 3" (0.51m x 3.43m)

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

10' 2" x 7' 4" (3.10m x 2.24m)

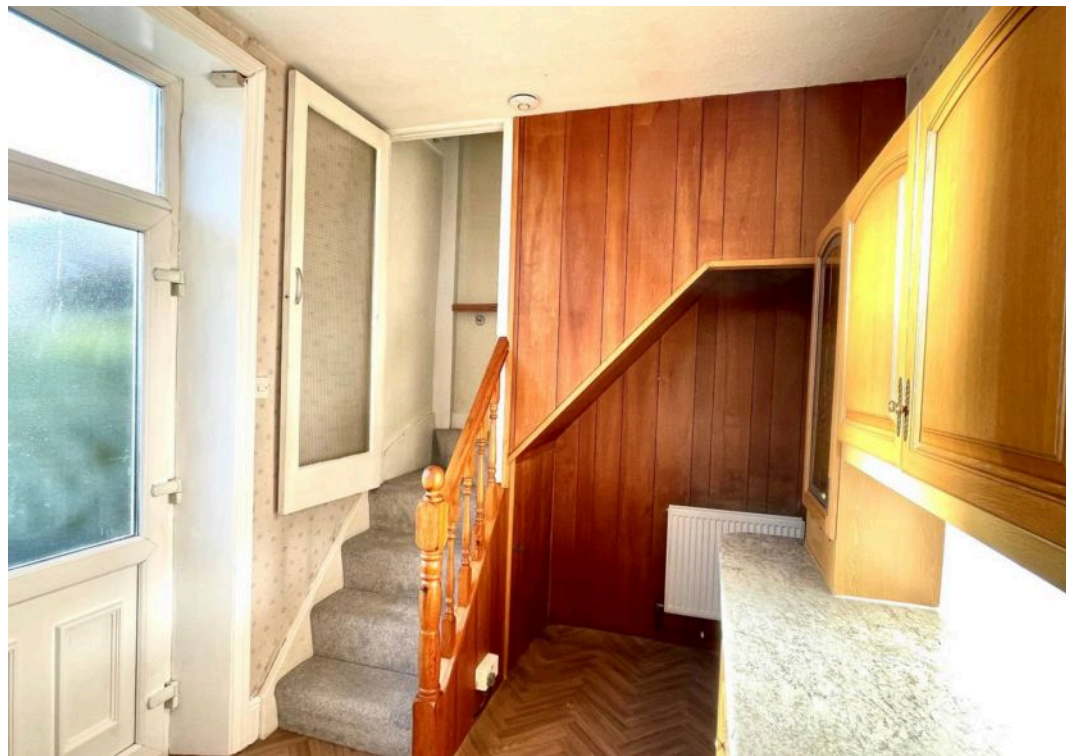
Another good-sized bedroom which overlooks the rear garden. There is crisp and neutral décor with new grey fitted carpet, central heating radiator and a cupboard housing a gas fired central heating boiler.

Shower Room

5' 0" x 4' 6" (1.52m x 1.37m)

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.





GARDEN

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.

ON STREET

1 Parking Space

The property has on street permit parking .





Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street – HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

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