



88 Coniston Avenue, Dalton, Huddersfield, HD5 9PZ  
£225,000

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Offered to the market with no vendor chain and vacant possession, is this 3 bedroom detached true bungalow. Occupying a corner plot with generous gardens to 3 sides and requiring a full programme of modernisation, allowing the prospective purchaser to put their own stamp on it and truly make it their own. Having uPVC double glazing, gas fired central heating and a single garage with adjacent driveway. Situated in the popular village of Dalton, which is ideal for access to Huddersfield town centre and a range of local amenities. With accommodation briefly comprising: entrance hall, lounge, kitchen diner, 3 bedrooms and bathroom.

Energy Rating: D



## GROUND FLOOR:

Enter the property via a uPVC double glazed entrance door into the entrance hall.

### Entrance Hall

Having a central heating radiator.

### Lounge

11'7" x 18'10" (3.53m x 5.74m)

Fitted with a stone fireplace surround and TV unit, uPVC double glazed window to the side and a central heating radiator.

### Dining Kitchen

18'10" x 9'5" (5.74m x 2.87m)

The kitchen has a range of wall and base units with laminate work surfaces and an inset stainless steel sink with drainer and mixer tap. There is space and plumbing for a washing machine, a built in cupboard which houses the central heating boiler, dual aspect uPVC double glazed windows, a central heating radiator and uPVC double glazed side door.

### Bedroom 1

12'4" x 11'10" (3.76m x 3.61m)

Fitted with a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom 2

10'1" x 9'10" (3.07m x 3.00m)

There is a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom 3

7'11" x 8'5" (2.41m x 2.57m)

There is a uPVC double glazed window to the side elevation, a central heating radiator and built-in wardrobes. This room gives access to the loft via a hatch in the ceiling.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with mixer tap shower attachment. There is also a uPVC double glazed window to the side elevation, tiling to the walls and a central heating radiator.

## OUTSIDE:

There are lawned gardens with planted borders stretching around the front, side and rear of the property. These do require landscaping. A driveway leads down the side of the property to an attached garage and there is a patio seating area to the rear. The single garage has an up and over door.



**BOUNDARIES & OWNERSHIPS:**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**DIRECTIONS:**

Exit Huddersfield on the ring road towards Shawhead roundabout and continue onto Wakefield Road (A629) passing through the village of Aspley into Moldgreen. Passing through the Moldgreen traffic lights, take a left turn onto Broad Lane before taking another left turn onto Coniston Avenue. Continue up the incline and the property can be found on the left hand side of the road.

**TENURE:**

Leasehold: 999 years from 1 May 1969  
Ground Rent: £15 .0s .0d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

**COUNCIL TAX BAND:**

C

**MORTGAGES:**

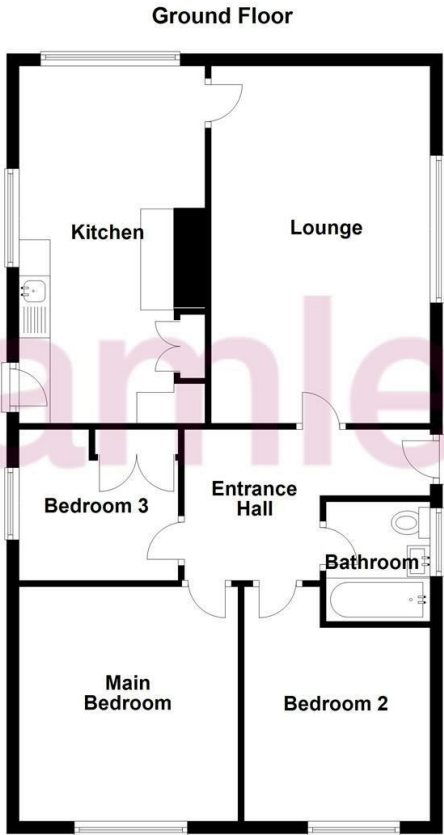
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

**VIEWINGS:**

Please call our office to book a viewing on 01484 530361.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

