

Coniston Avenue | Dalton | Huddersfield | HD5 9EE

Asking price £145,000

SHERIDAN BAILEY PROPERTY

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Offered with vacant possession so no upward chain, this attractively priced end terrace property is ideal for buyers interested in making improvements and putting their own stamp on their new home

The price below market value reflects the improvements required in this property

It briefly comprises, Hallway, Living Room, 2nd reception room, galley style Kitchen. On the first floor there is a generous double bedroom and a second bedroom, plus bathroom. Loft access with loft ladders leads to a further top floor attic room. Externally there is a front garden laid to lawn and to the rear space for patio and lawns. Well screened and not immediately overlooked

Well priced! Don't miss out

- No upward chain
- 2 reception rooms
- Large Attic Room
- Requires improvement. Excellent potential
- 2 bedrooms

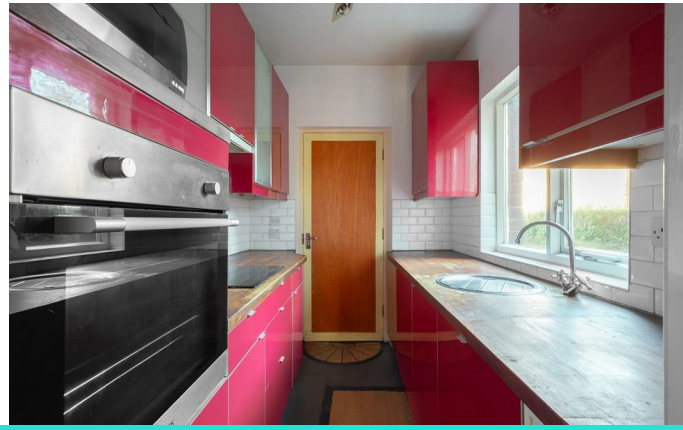
Hallway
Front door opens up into Hallway with staircase up to first floor landing and glazed door to Living Room.

Living Room
Well proportioned Living Room with ample room for sofa and furniture. Brick fireplace and window to front garden views. Door off to 2nd reception room & Kitchen

2nd Reception Room
This property has the advantage of a 2nd reception room providing the future owners with flexible accommodation. This room is perfect for a Dining Room or create an open plan space and extend the Kitchen.

















Kitchen

Galley style Kitchen comprising a range of red hi gloss wall and base units with wooden worktops over. Integrated appliances include - electric single oven, 4 ring electric hob and dishwasher. Plenty of cupboard storage. Window to side elevation and rear door access to garden.

Staircase to 1st floor landing

Bedroom 1

Generously sized double bedroom with built in cupboard with shelving and large fitted mirror. A lovely light and airy bedroom due to the twin windows to front elevation.

Bedroom 2

Bedroom to with window to rear garden views and fitted wardrobes.

Bathroom

Bathroom comprising - bath with MIRA electric shower, wash basin, and WC. Privacy window to rear elevation.

Attic Room

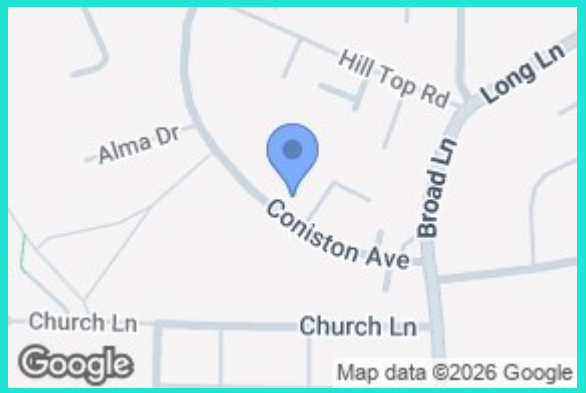
Attic Room with access to loft from landing. Loft Ladders access a large attic space. Useful with appropriate building regulations to possibly create a third bedroom. Advice should be sought

Outside Space

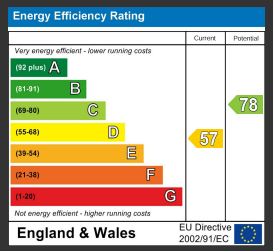
A wrought iron gate opens to a flagged pathway leading to front of property and to the side and rear garden. Front garden laid to lawn and screened by trees and shrubs. To the rear of the property is a good sized rear garden in need to improvement, but an excellent space to create a garden and patio area as well screened and not immediately overlooked. Outside power socket and external locked storage under the staircase.











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