



**Town View, 36 Vernon Avenue, Huddersfield, HD1 5QD**

**£145,000**

Offered FOR SALE is 'Town View', this TWO BEDROOM first floor apartment in the highly desirable Edgerton in Huddersfield. Within walking distance of Huddersfield town centre the property is ideal for a professional person or couple. Accommodation comprises; Entrance lobby, landing, lounge, dining kitchen, two bedrooms and bathroom. Large garden to rear, access lane to garage and permit parking at the front. Close to access to the M62 motorway network, local amenities and transport links.



## Ground Floor

### Entrance Lobby

Wooden obscure single glazed door to side. Staircase access to first floor;

## First Floor

### Landing



Room stat, intercom entry system, fitted shelving and radiator. Telephone point, Upvc double glazed window to side, loft hatch and useful storage cupboard housing wall mounted 'Ideal classic' condensing combi boiler. Doors to bedrooms, shower room, kitchen and lounge;

### Lounge 12'6" x 15'11" ( max x max) (3.81 x 4.85 ( max x max))



Spacious room with radiator and Upvc double glazed bay window to front. Two t.v. points, cable point and two telephone points. Coving to ceiling and inset ceiling spotlights.

### Dining Kitchen 12'0" x 9'10" (3.66 x 3.00)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Integrated 'Zanussi' electric oven and four ring 'Zanussi' gas hob with stainless steel splashback and 'Zanussi' extractor hood above. Radiator, inset ceiling spotlights and Upvc double glazed window to rear. Stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer and plug sockets with usb charging points.

### Bedroom One 12'8" x 11'2" ( to robes x max) (3.86 x 3.40 (3.85 to robes x max))



Double bedroom with telephone point, radiator and Upvc double glazed window to front. Built in wardrobes.

### Bedroom Two 10'10" x 12'8" (3.30 x 3.86)



Double bedroom with telephone point, coving to the ceiling, radiator and Upvc double glazed window to rear.

### Shower Room 5'11" x 8'8" (1.80 x 2.64)



Having a three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle with mains shower. Extractor fan, part tiled walls and chrome heated towel radiator. Inset ceiling spotlights and Upvc obscure double glazed window to rear.

## External



Patio area, mature trees and bushes. Garage with up and over door and wooden door to rear.

## Parking

On street permit parking and garage to rear

## Tenure

We have been advised by the vendor that the property is leasehold.

## Energy Rating

D

## Council Tax Band

B

## Viewings

Strictly by appointment. Contact Dawson Estates.

## Property to Sell?

Call for a FREE, no obligation valuation.

### **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

### **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.

### **Mortgages**

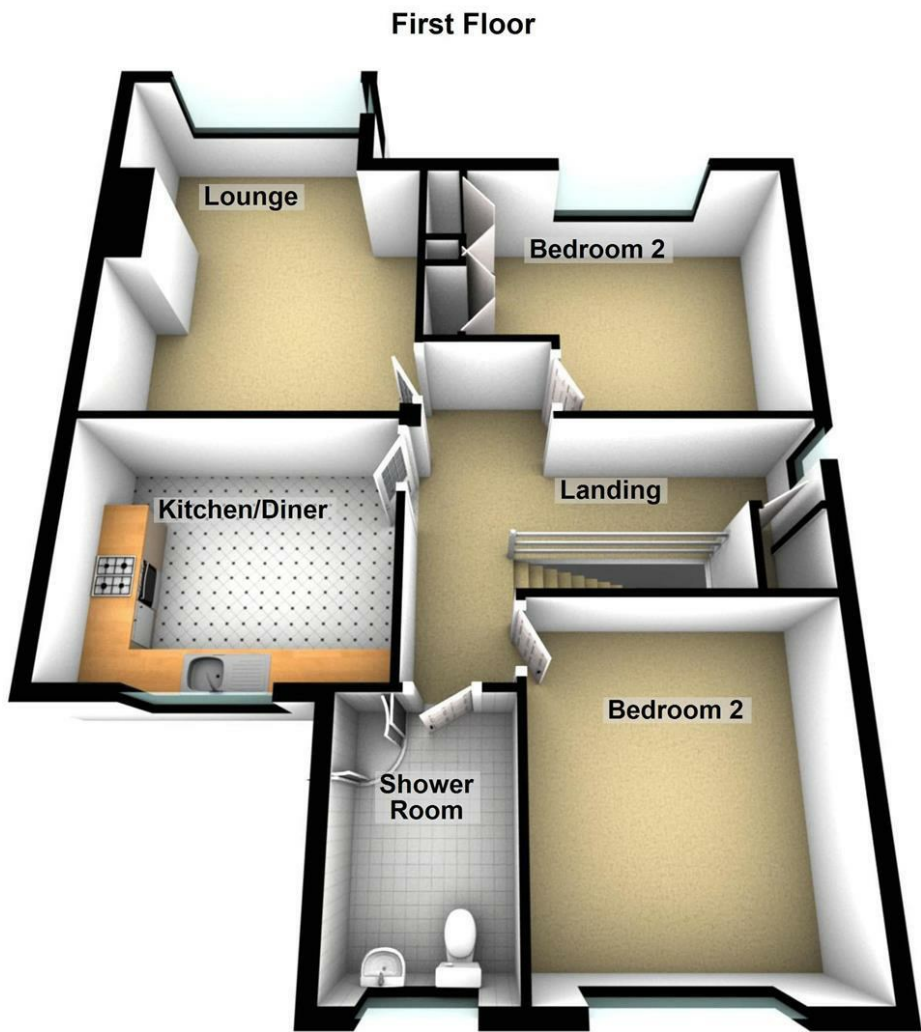
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **Other Details**

The Lease is 999 year from 25 March 1939. Ground rent £3.00 per annum

Right of Way (Kirklees) to garage at back is £33.99 per annum

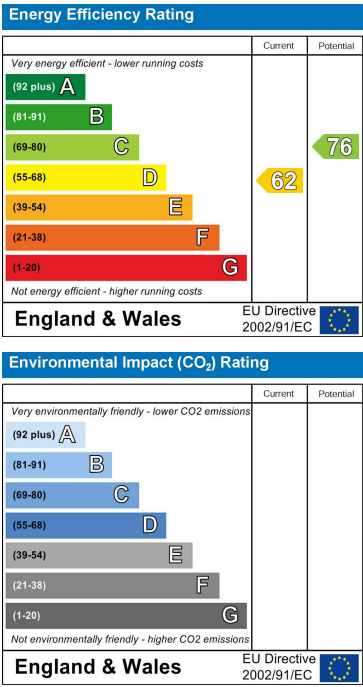
Floor Plan



Area Map



Energy Efficiency Graph



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