



cornerstone
ESTATE AGENTS

Coniston Road
West Yorkshire



Coniston Road, West Yorkshire

Offers in the Region Of £230,000

WE ARE DELIGHTED TO PRESENT THIS IMMACULATLY MAINTAINED AND EXTENDED 3-BEDROOM SEMI-DETACHED RESIDENCE FOR SALE. THE PROPERTY BOASTS AN INVITING ENTRANCE HALL, A COZY LOUNGE, AN OPEN-PLAN DINING ROOM CONNECTED TO A WELL-FITTED KITCHEN, A CONVENIENT DOWNSTAIRS WC, THREE BEDROOMS ON THE FIRST FLOOR, AND A FAMILY SHOWER ROOM. OUTSIDE, A REAR LAWN AND DECKED SEATING AREA COMPLEMENTS THE PROPERTY, ACCOMPANIED BY A BLOCK-PAVED DRIVEWAY ON THE SIDE. WE HIGHLY RECOMMEND AN INTERNAL INSPECTION TO FULLY APPRECIATE THE CHARM AND FEATURES OF THIS HOME.

ENTRANCE HALL Double radiator, stairs, door to:

LIVING ROOM 15' 1" x 14' 8" (4.6m x 4.47m) A front-facing double glazed bay window illuminates the space, complemented by a living flame effect gas fire featuring an attractive surround. The room is equipped with a double radiator, adorned with coving on the ceiling, and there is a door leading to the dining room.

DINING ROOM 17' 9" x 7' 11" (5.41m x 2.41m) Double glazed window to rear, double glazed window to side, double radiator, laminate flooring, coving to ceiling, open plan to Fitted Kitchen, door to under-stairs storage cupboard.



KITCHEN 10' 2" x 9' 5" (3.1m x 2.87m) Fitted with a matching range of base and eye level units with worktops, sink with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood/canopy over. double glazed window to rear, double radiator, door to porch.

LANDING Access to roof space, door to:

BEDROOM 12' 0" x 10' 5" (3.66m x 3.18m) Double glazed window to front, radiator, coving to ceiling.

BEDROOM 12' 0" x 10' 5" (3.66m x 3.18m) Double glazed window to rear, ornamental fireplace, radiator, coving to ceiling.

BEDROOM 7' 1" x 6' 8" (2.16m x 2.03m) Double glazed window to front, radiator.

SHOWER ROOM Fitted with three piece suite comprising shower cubicle, vanity wash hand basin and low-level WC, ceramic tiled walls, double glazed window to rear, radiator.

OUTSIDE To the front, front garden, brick wall and mature hedge to front and side, block paved driveway to the side providing off-road parking for two cars. Enclosed rear garden, enclosed by timber fencing and mature hedge to rear and sides, decked area, side gated access, mainly laid to lawn, timber garden shed with decked area, outside cold water tap.

ADDITIONAL INFORMATION

Tenure: Leasehold

Council Tax : B

EPC: TBC

What3Words:///saying.plus.racks

Parking: Driveway

UTILITIES

Gas:Connected

Electric: Connected

Water & Drainage: Mains

Heating: Gas Central Heating

Broadband: Check with your provider

Mobile Coverage: 4G/5G- check with your provider

AGENT NOTES

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



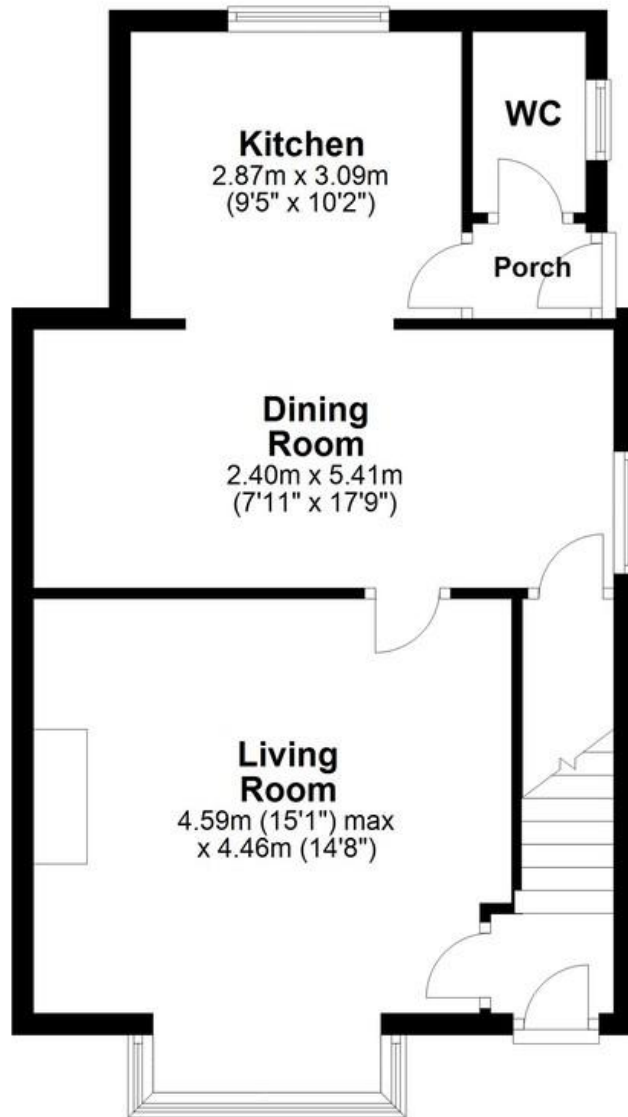






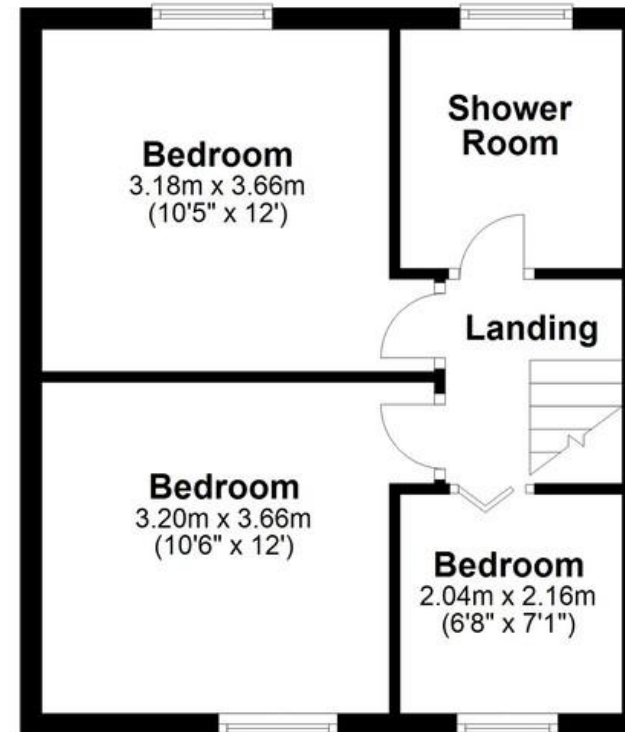
Ground Floor

Approx. 48.3 sq. metres (519.9 sq. feet)

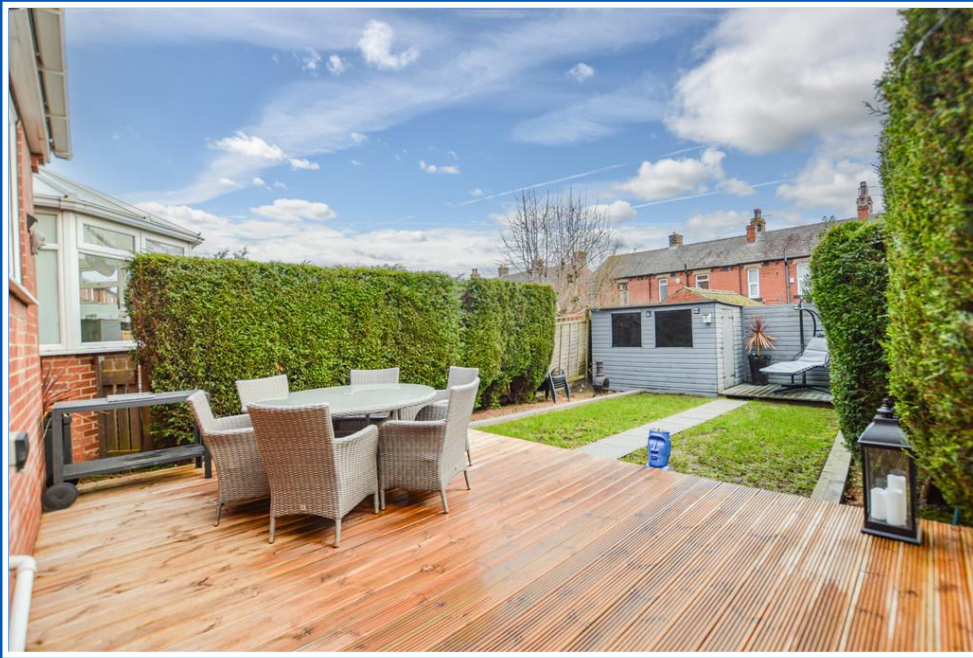


First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 83.3 sq. metres (896.5 sq. feet)



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