



19 Garlick Street, Brighouse, HD6 3PW
Offers Over £200,000

bramleys

GROUND FLOOR:

Enter the property through an external door.

Entrance Hall

With a central heating radiator and an access door which leads to the living room.

Lounge

12'0" x 11'5" (3.66m x 3.48m)

With a uPVC double glazed window to the front, a central heating radiator and there is a solid fuel stove which is recessed into the chimney breast.

Dining Kitchen

17'3" x 8'5" (5.26m x 2.57m)

Peacefully situated to the rear of the property, having a range of matching modern high gloss, wall and base units with laminated work surfaces and part tiled walls. There is a gas cooker point with overhead extractor fan, ceramic sink unit with mixer taps and side drainer, plumbing for a washing machine, laminate flooring, 2 uPVC double glazed windows, built-in understairs storage cupboard and a uPVC double glazed side access door.

FIRST FLOOR:

Landing

With a uPVC double glazed window.

Bedroom 1

12'0" x 10'11" (3.66m x 3.33m)

Situated to the front of the property, having built-in 4 door wardrobes with hanging and shelving facilities, a central heating radiator and uPVC double glazed window.

Bedroom 2

10'11" x 8'10" (3.33m x 2.69m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

Bedroom 3

6'11" x 6'0" (2.11m x 1.83m)

Situated to the front of the property, having a uPVC double glazed window and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower and shower screen. There is a central heating radiator, full tiling to the walls and a uPVC double glazed window.

OUTSIDE:

To the front of the property there are lawned gardens with the adjacent concrete side driveway which leads to the attached single garage. To the rear there are spacious lawned gardens, with a full width flagged patio and block paved seating area.

Garage

23'2" max / 15'2" min x 8'2" max (7.06m max / 4.62m min x 2.49m max)

With an up and over door, power/light points, utility area with plumbing for a washing machine and rear access 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:

Leave our Elland office via Victoria Road proceeding down the hill and around the bend onto Southgate, at the roundabout take the first exit onto the Elland Riorges link and then turn immediately right onto the B6114 Dewsbury Road. Continue along this road and on reaching the crossroads at the Sun Inn Public House, turn left onto New Hey Road at the double mini roundabout take the right on the first roundabout into Slade Lane and then take the first right hand turning into Garlick Street. The subject property can be found on the right hand side and can be identified by the Bramleys for sale board.

TENURE:

Leasehold - Term: 999 years from 1 November 1955
Rent : £4
Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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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 01422 374811.



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

