



2 St. Albans Avenue, Ainley Top, Huddersfield, HD3 3RX  
Asking Price £165,000

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This 3 bedroom, semi detached property is situated in this popular and much sought after residential area of Huddersfield. Located 1/4 mile from J.24 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

The property has gas fired central heating (boiler installed 2022), uPVC double glazing, security alarm system and off road parking to the rear. With a fitted kitchen and bathroom, the property would make an ideal purchase for those with a young and growing family.

Energy Rating: D





## GROUND FLOOR:

Enter the property through a uPVC external door with glazed panels above into:-

### Entrance Hall

With a central heating radiator and stairs rising to the first floor.

### Lounge

14'0" x 12'2" exc bay (4.27m x 3.71m exc bay)

This good sized reception room is fitted with a uPVC double glazed bay window, a central heating radiator and fireplace with timber surround. There is also ceiling coving and a door which gives access to the kitchen.

### Kitchen

15'5" x 6'7" (4.70m x 2.01m)

Fitted with a range of wall, drawer and base cupboards with laminate work surface. There is an Asterite sink unit with side drainer and mixer tap, built-in 4 ring gas hob and oven with extractor fan and light, uPVC double glazed window to the rear elevation, central heating radiator and built-in pantry cupboard. A door gives access to the rear of the property.



## FIRST FLOOR:

### Landing

### Bedroom 1

11'10" x 6'6" (3.61m x 1.98m)

With built-in sliding mirrored wardrobes, a central heating radiator and uPVC double glazed window.

### Bedroom 2

9'0" x 8'5" (2.74m x 2.57m)

With a central heating radiator and uPVC double glazed window.

### Bedroom 3

8'7" x 6'11" inc bulk head (2.64m x 2.11m inc bulk head)

Having a central heating radiator and uPVC double glazed window.





### Bathroom

Furnished with a 3 piece white suite incorporating a low flush WC, panelled bath with overhead shower and shower screen. There is full tiling to the walls, a central heating radiator, sunken low voltage lighting and a uPVC double glazed window.

### OUTSIDE:

The property has a garden area to the front and to the rear there is an off road parking space and steps leading up to the back 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 Huddersfield via New North Road (A629), which becomes Edgerton Road and then Halifax Road. Continue straight ahead and at Ainley Top roundabout take the second exit into Lindley Moor Road. Take the first right into Lindley Moor Road and at the mini roundabout take the second exit. Turn left into St Georges Avenue, where the property will be found at the entrance to St Albans on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

B

### 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:

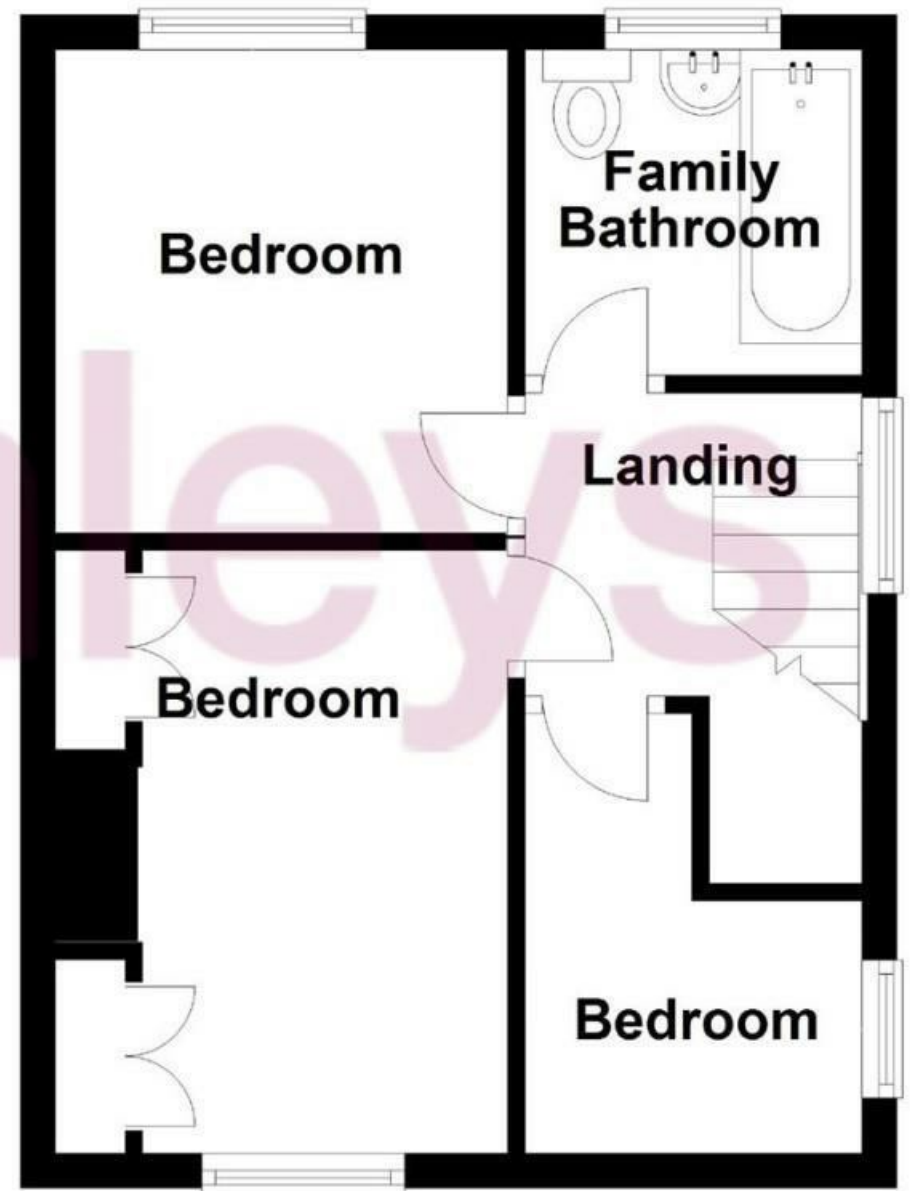
Please call our office to book a viewing on 01422 374811.



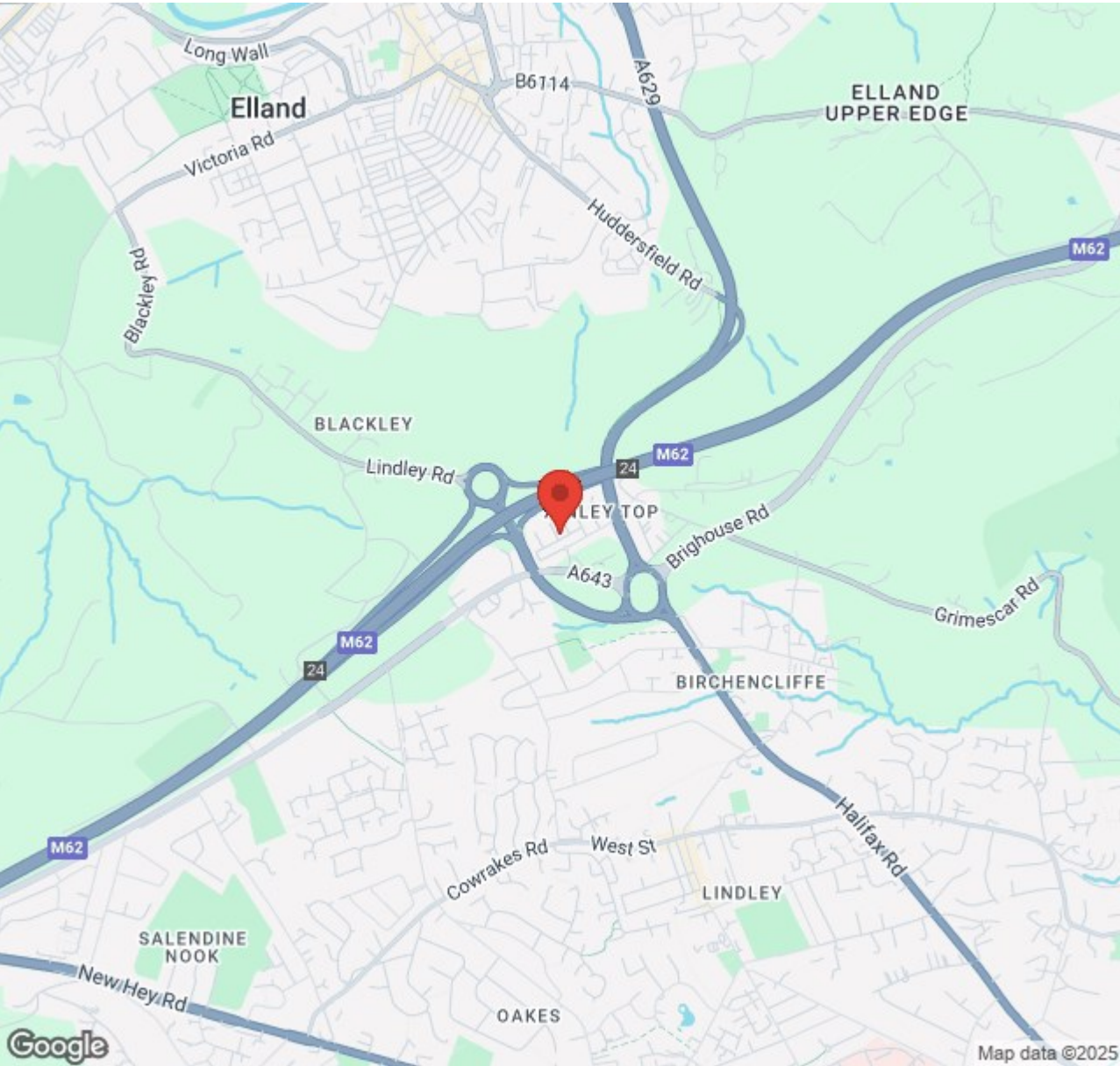
## Ground Floor



## First Floor







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 BEFORE PURCHASING. FOR IDENTIFICATION PURPOSES ONLY.

Huddersfield | Halifax | Elland | Mirfield

