



77 Whiteley Street, Milnsbridge, Huddersfield, HD3 4LT

£155,000

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This extremely deceptive 3 bedroom through terrace offers spacious accommodation over two floors. Although requiring refurbishment and cosmetic improvement, the property has modern uPVC double glazing, together with recently installed front and rear entrance doors (installed within the last 2 years) and a gas fired central heating system (boiler fitted in 2024). The accommodation comprises: entrance hall with feature spindle balustrade, lounge with fireplace, heavy ceiling covings and high skirtings, dining room, cloakroom/WC, kitchen, lower ground floor cellar, first floor landing, 3 bedrooms (2 doubles and comfortable single) and large wet room style shower room. Externally there are gardens to both front and rear, together with on street parking. Being an ideal purchase for those requiring a property they want to refurbish and adapt to their own taste and style and being located on the outskirts of Milnsbridge, handily positioned for local amenities and public transport. To truly appreciate the space this property has to offer, an internal viewing is highly recommended.

Energy Rating: D



GROUND FLOOR:

Entrance Hall

A modern entrance door gives access to the entrance hall which has a spindle balustrade staircase rising to the first floor and stripped wooden doors leading to the living accommodation.

Lounge

13'4" x 13'10" (4.06m x 4.22m)

A spacious lounge with a fireplace surround (gas fire has been disconnected). There is feature coving, high skirtings, a central heating radiator and a uPVC double glazed window to the front elevation.

Dining Room

14'11" x 12'8" (4.55m x 3.86m)

This second reception room has a fitted storage unit within

one alcove, a central heating radiator and a uPVC double glazed window. To the rear of the dining room is an external door which leads out to the garden.

Cloakroom/WC

Being situated within the corner of the dining room and having a wc and wash hand basin.

Kitchen

10'10" x 6'0" (3.30m x 1.83m)

The kitchen has a work surface with inset stainless steel sink, space and plumbing for a washing machine and dryer, electric cooking point and space for an under counter fridge. The kitchen also houses the central heating boiler, has a uPVC double glazed window to the rear and access to the cellar.

LOWER GROUND FLOOR:

Cellar

FIRST FLOOR:

Landing

The landing has access to the loft.

Bedroom 1

13'4" x 12'7" (4.06m x 3.84m)

Being situated to the front of the property, this spacious double room has a fireplace, a central heating radiator and uPVC double glazed window.

Bedroom 2

14'10" x 12'9" (4.52m x 3.89m)

Being situated to the rear, this double bedroom also has a fireplace, a central heating radiator and a uPVC double glazed window.



Wet Room Shower

The bathroom has been adapted into a wet room style shower with wc, pedestal wash hand basin and a central heating radiator. There is a uPVC double glazed window to the rear.

Bedroom 3

13'4" max x 8'0" max (4.06m max x 2.44m max)

This L shaped room has a central heating radiator and a uPVC double glazed window.

OUTSIDE:

There is a walled garden to the front and a tiered garden to rear with patio area and a lower level private garden area with perimeter fencing.

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 Manchester Road (A62) passing through Longroyd Bridge and Thornton Lodge. Proceed along Manchester Road until reaching Milnsbridge, turn right into Whiteley Street where the property will be found on the right hand side.

TENURE:

Leasehold - Term: 999 years from 1 November 1864 (We are informed that the property has

an absentee freeholder)

Ground Rent : £3.7s.7d (equating to a peppercorn rent - However, the current owner informs us that a ground rent payment has not been requested in their 25 years of living there)

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

A

MORTGAGES:

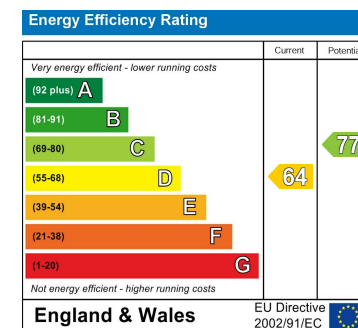
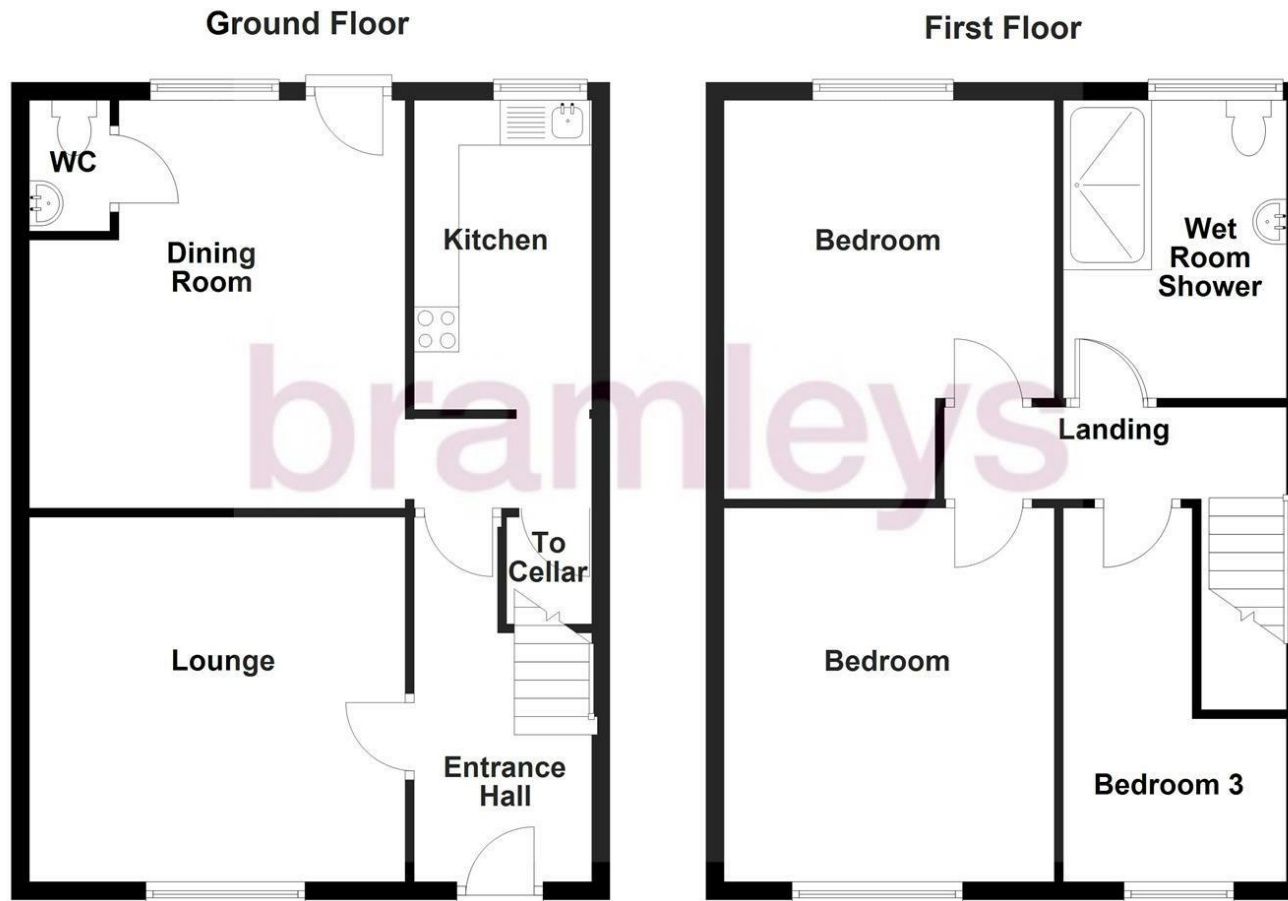
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.







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:

- 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.
- 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

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