



28 Brook Street, Moldgreen, Huddersfield, HD5 9DB

£145,000

bramleys





Beautifully presented throughout, with a modern fitted dining kitchen and bathroom, the property would make an ideal purchase for the first time buyer or alternatively with a young family. Further enhanced by a spacious attic room which provides a most useful and versatile space. Situated approximately 1 mile from Huddersfield town centre, with gas fired central heating and uPVC double glazing, the property must be viewed internally to truly appreciate the size, flexibility and position of this ideal starter home.

Energy Rating: D





## GROUND FLOOR:

Enter the property through a uPVC wood grain effect double glazed external door into:-

### Entrance Hall

Having a central heating radiator and ceiling coving which leads to:-

### Lounge

12'4" x 12'0" (3.76m x 3.66m)

Having a uPVC wood grain effect, double glazed window to the front. There is an electric coal effect living flame fire which is set on to a hearth with fire surround and mantel. There is a central heating radiator, deep sunk skirting boards, heavy ceiling coving and picture rail decor.

### Dining Kitchen

13'5" x 16'3" max / 13'0 min (4.09m x 4.95m max / 3.96m min)

Being fitted with a range of matching modern wall and base units with laminated work surfaces and part tiled walls. There is a gas cooker point with overhead extractor, inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer, central heating radiator, plumbing for an automatic washing machine, uPVC double glazed windows and rear access door.

## LOWER GROUND FLOOR:

Cellar area which provides useful additional storage space.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window and in turn leads to:-

### Bedroom 1

13'8" x 9'2" (4.17m x 2.79m)

With a uPVC double glazed window and central heating radiator.

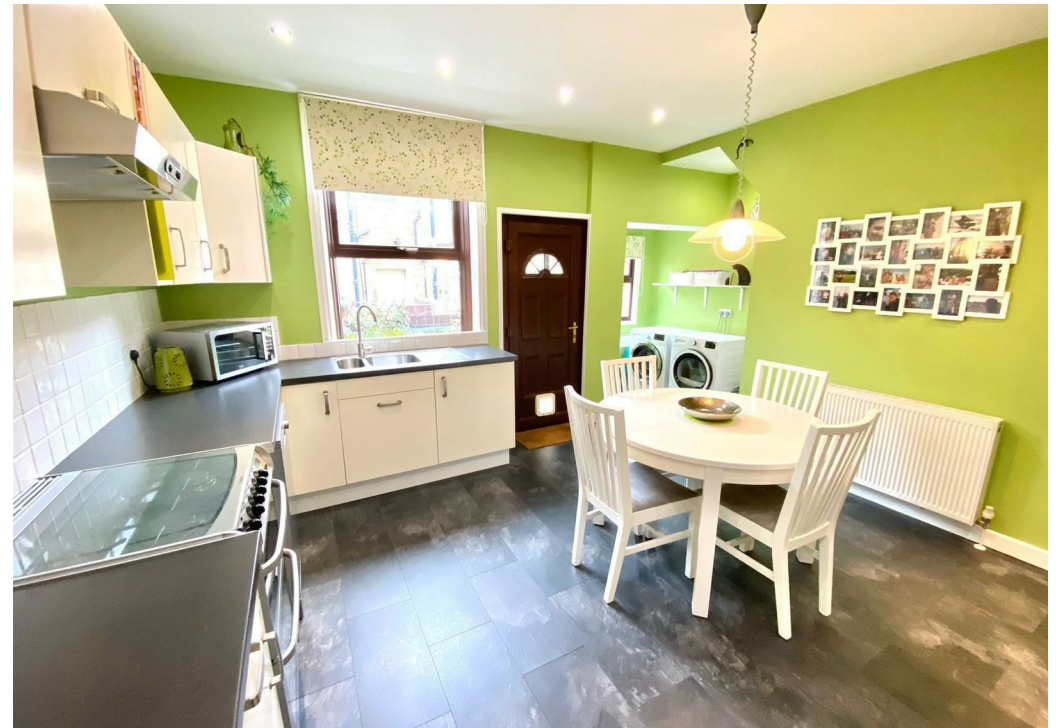
### Bedroom 2

12'0" x 10'4" (3.66m x 3.15m)

Having wood effect laminate flooring, central heating radiator and a uPVC double glazed window.

### Bathroom

Furnished with a 4 piece suite comprising low flush WC, vanity wash basin with cupboards beneath, corner panelled bath and double width walk-in shower cubicle which is fully tiled. There are part tiled walls to the rear of the bathroom, low voltage ceiling spotlights, a central heating radiator, a uPVC double glazed window and wood effect laminate flooring.





## SECOND FLOOR:

A staircase rises from the first floor landing.

### Attic Room

14'9" x 13'3" (4.50m x 4.04m)

A most spacious, useful room which has a Velux window and additional eaves storage.

## OUTSIDE:

The property has gardens to both front and rear. The rear gardens are flagged which provides an ideal seating area, there is also a stone outbuilding.

## 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 Wakefield Road (A629) passing through the traffic lights at Aspley. Upon reaching the traffic lights at Moldgreen turn left onto Broad Lane and take the second left onto Brook Street. The property can be found after a short distance, on the right hand side.

## TENURE:

Leasehold - Term : 999 years from 1 June 1863  
/ Rent : £9.18s.3d

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:

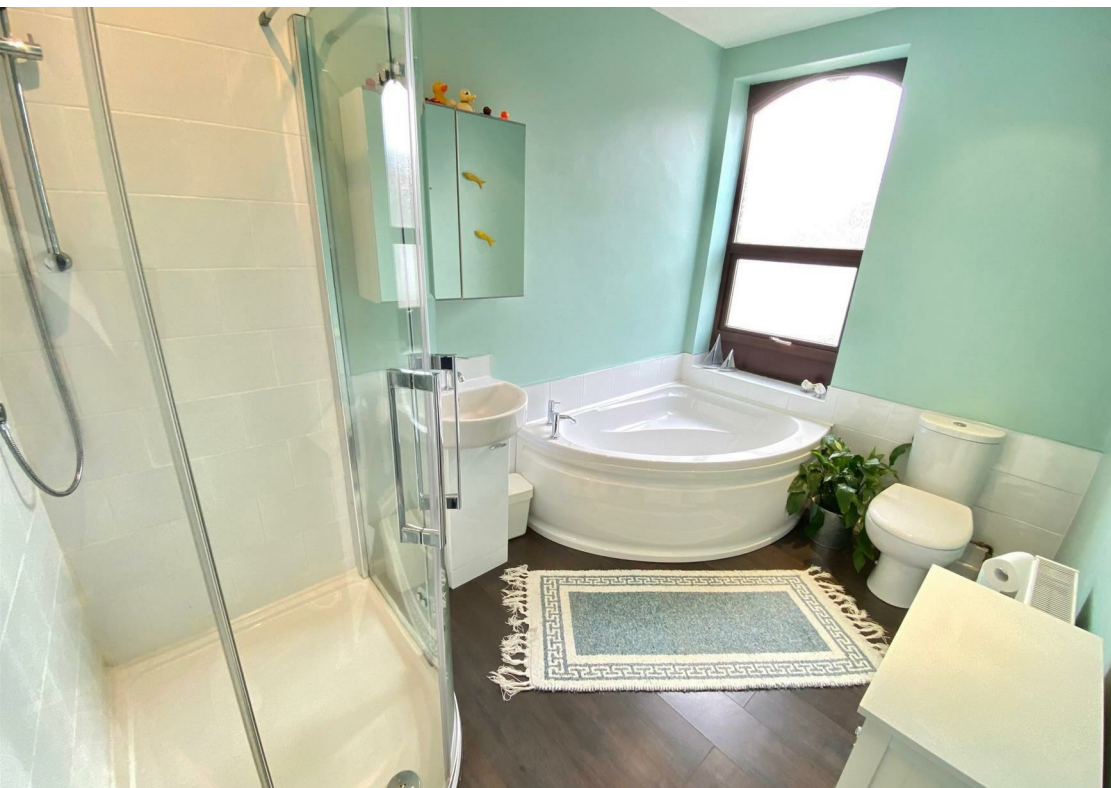
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

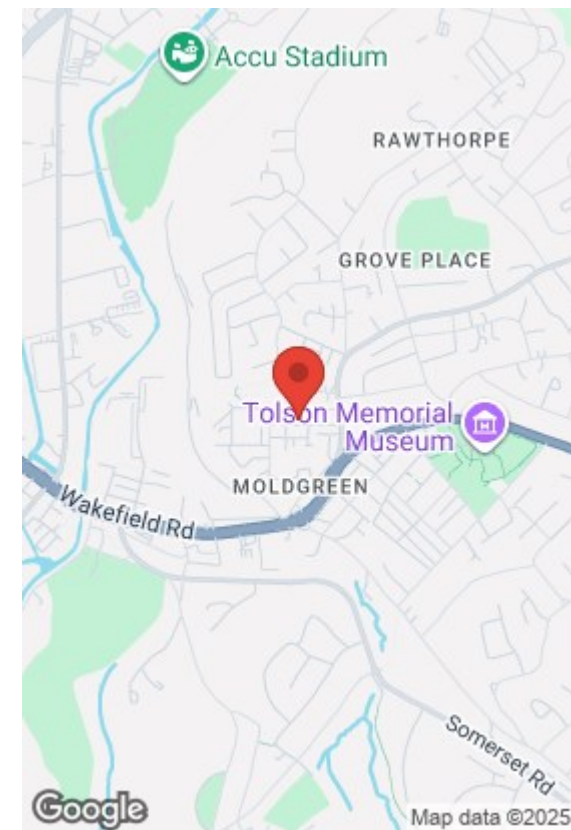
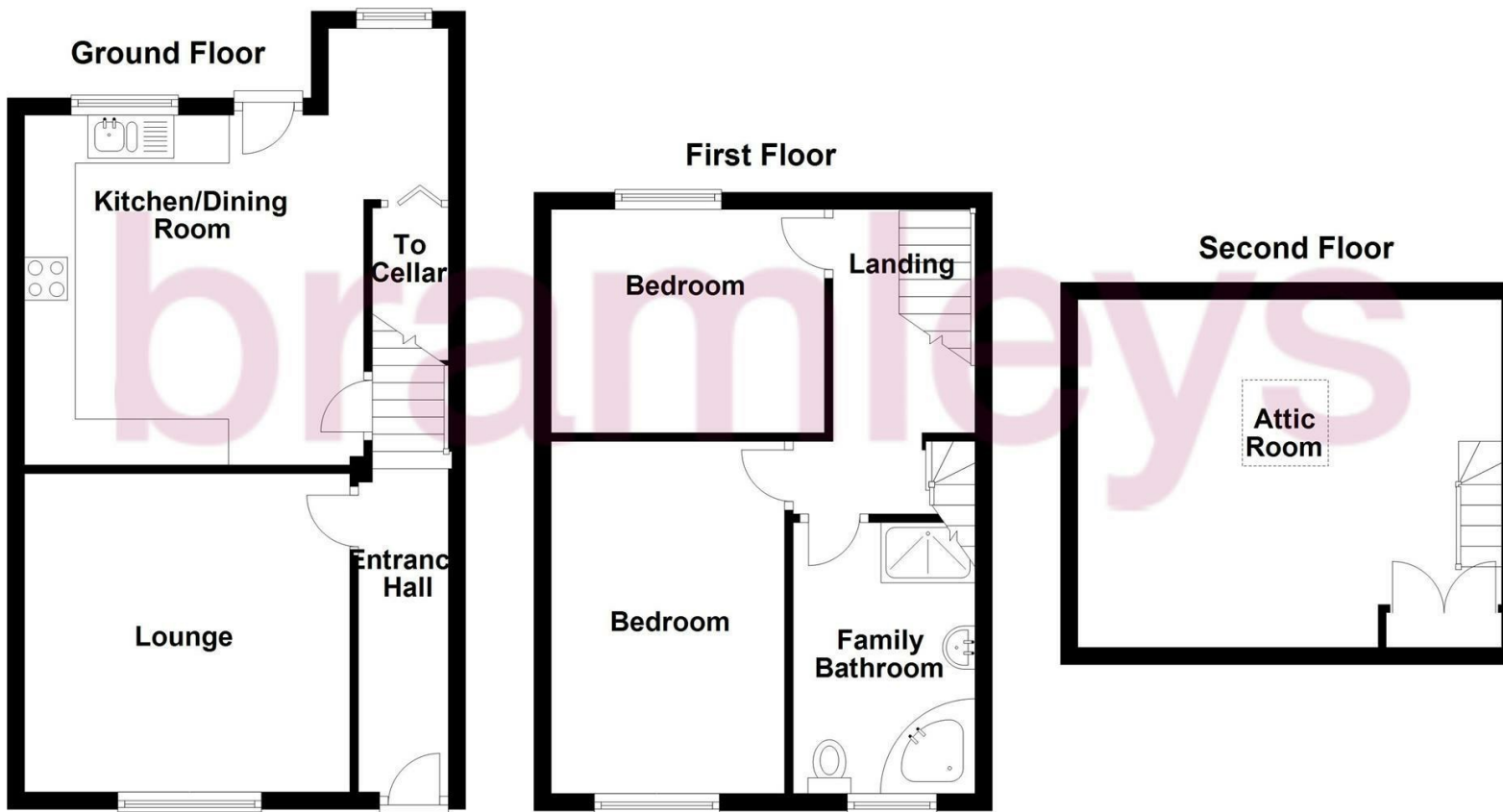
Please call our office to book a viewing on 01484 530361.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		63
(55-68) D		
(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. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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