



7 Burbeary Road, Huddersfield, HD1 3UN  
£80,000

bramleys



## NO UPPER CHAIN

Situated on Burbeary Road in Lockwood, this front terraced back-to-back property presents an excellent opportunity for both investors and first-time buyers. Featuring two well-proportioned bedrooms and a comfortable reception room, it offers potential to create a good sized starter home. The house is conveniently located just one mile from Huddersfield town centre, providing easy access to a variety of amenities and services. The centre of Lockwood also provides conveniences, ensuring that daily necessities are within reach and for those who commute, Lockwood railway station is also close by, enhancing connectivity to surrounding areas.

The property is fitted with uPVC double glazing and gas-fired central heating, however does require a general programme of modernisation and improvement works, which have been reflected within the asking price.

Internal viewing is highly recommended to fully appreciate the possibilities that await. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home on Burbeary Road is not to be missed.





## GROUND FLOOR:

A timber and glazed external door with stained glass panel gives access to the property.

### Entrance Hall

With a central heating radiator.

### Lounge

15'1" x 12'10" (4.60m x 3.91m)

With a uPVC double glazed window to the front, central heating radiator, fitted gas fire and built-in store cupboard.

### Kitchen

15'1" x 5'0" (4.60m x 1.52m)

Fitted with a range of matching wall and base units, gas cooker point and a stainless steel sink unit.

## LOWER GROUND FLOOR:



### Utility Area

15'1" x 12'0" (4.60m x 3.66m)

Housing the central heating boiler and having a timber and glazed external access door. There is also access to two separate storage rooms.

## FIRST FLOOR:

### Landing

### Bedroom 1

15'1" x 10'0" max / 7'0" min (4.60m x 3.05m max / 2.13m min)

With a central heating radiator and uPVC double glazed window.

### Bedroom 2

15'1" x 8'9" (4.60m x 2.67m)

With a central heating radiator and uPVC double glazed window.

### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and shower cubicle. There is also a uPVC double glazed window and central heating radiator.





### OUTSIDE:

There is a garden area to the front.

### 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 Chapel Hill (A616) which then becomes Lockwood Road and proceed into Lockwood. At the traffic lights proceed straight ahead into Meltham Road. After a short distance turn right into Bentley Street, then left into Burbeary Road. The subject property will be found on the left hand side clearly identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

A

### MORTGAGES:

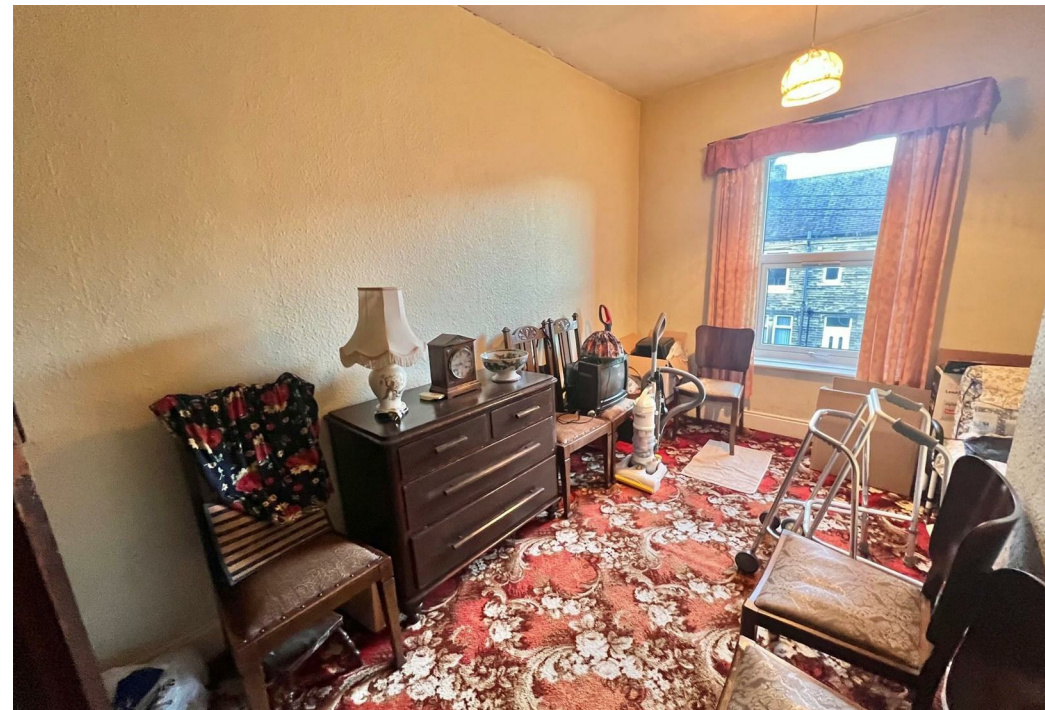
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

### ONLINE CONVEYANCING SERVICES:

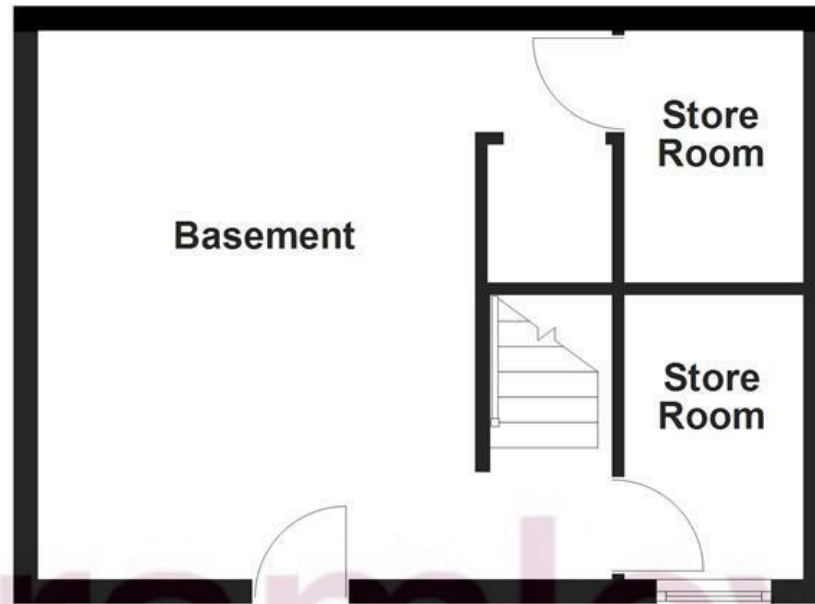
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

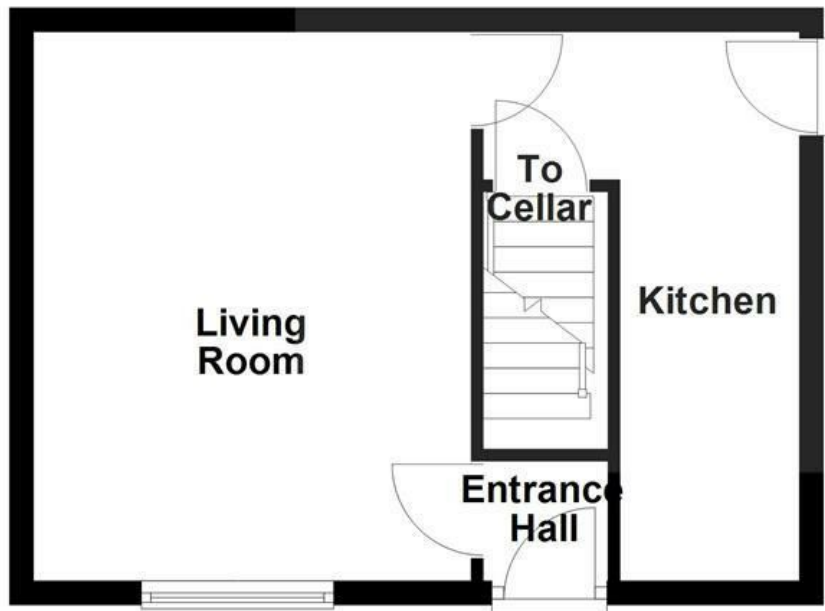
Please call our office to book a viewing on 01484 530361.



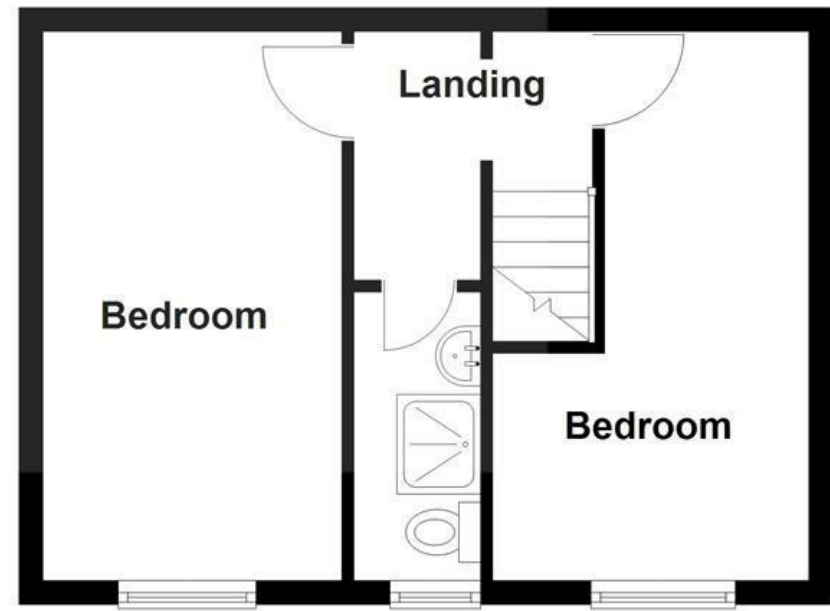
## Basement



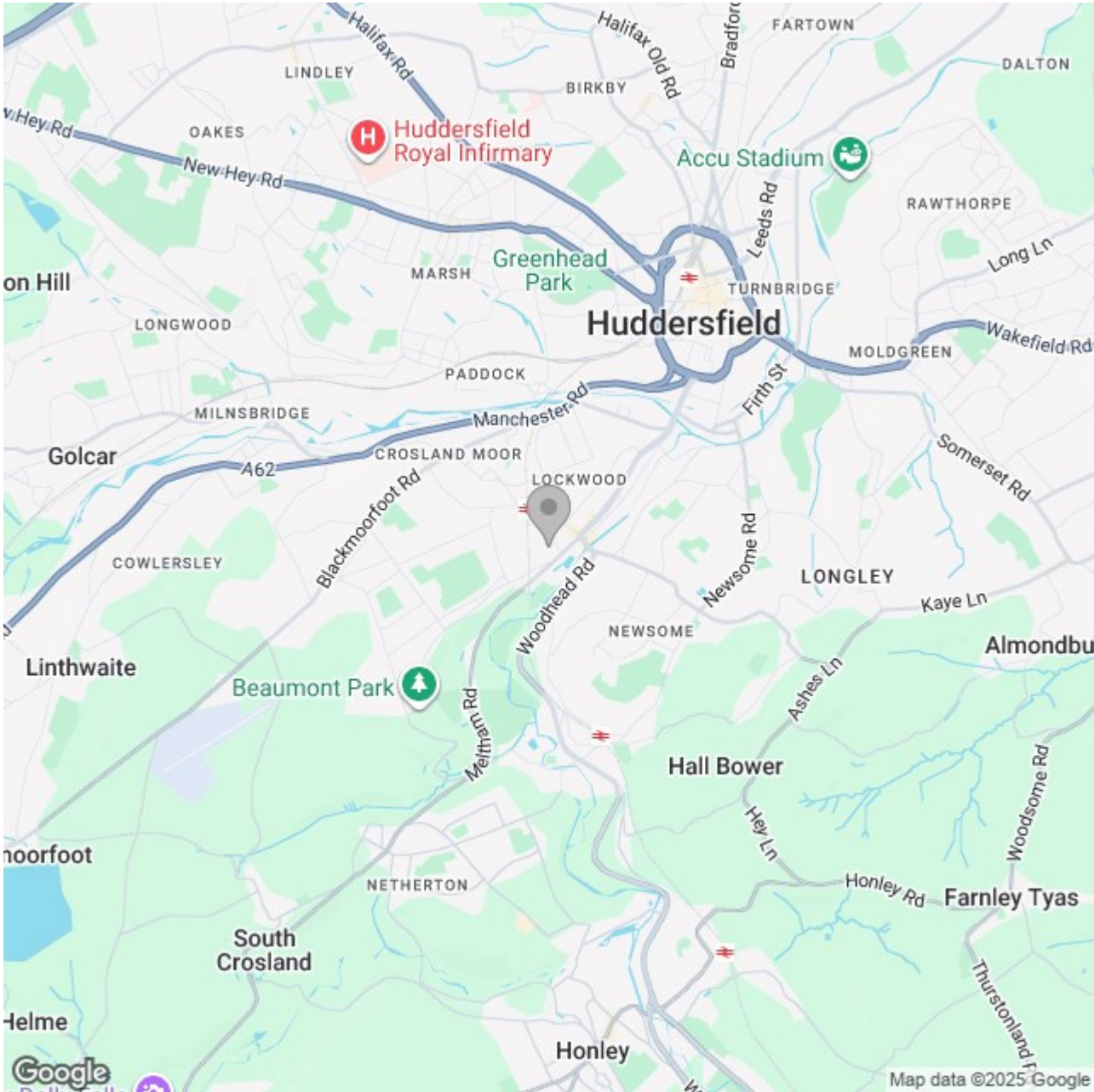
## Ground Floor



## First Floor







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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