



5 Highroyd Lane, Moldgreen, Huddersfield, HD5 9DN

£160,000

bramleys





NO UPPER CHAIN.

READY TO MOVE INTO with the seller leaving the property furnished if required. Recently rewired and new flooring throughout. This spacious terraced property is situated within walking distance to local amenities, shops, schools and public transport and approximately 1.2 miles from Huddersfield town centre and University. Offering spacious and well presented accommodation over 3 floors, ideal for a first time buyer/young family requiring a property they can move straight into. Having a modern gas central heating boiler (fitted 2022) uPVC double glazing and accommodation comprising: entrance hallway, lounge, dining kitchen and useful dry cellar. with shelving to 3 sides. First Floor 3 bedrooms and bathroom and a further large attic room to the second floor with useful eaves storage. Externally the property has a tidy paved garden to the rear.

Energy Rating: D





## GROUND FLOOR:

### Entrance Hall

A rear uPVC entrance door leads into the entrance hall which has a central heating radiator, feature ceiling coving and staircase rising to the first floor.

### Lounge

13'9 x 13'8 (4.19m x 4.17m)

A spacious living room having a gas fire set within a marble hearth and wood surround (gas currently capped off), part tongue and groove panelling to the walls, ceiling coving, TV aerial point, a central heating radiator and uPVC double glazed window to the rear.

### Dining Kitchen

13'9 x 14'10 (4.19m x 4.52m)

The dining kitchen is fitted with a range of wall and base units, laminate work surfaces over and an island unit with breakfast bar, inset one and a half bowl sink unit with mixer tap, integrated dishwasher, space and plumbing for an automatic washing machine, electric cooking point (all white goods included) fitted extractor hood over, ceramic tiled flooring, a central heating

radiator and a uPVC double glazed window to the front. There is a uPVC front entrance door and access to the cellar.

## LOWER GROUND FLOOR:

### Cellar

13'11 x 7'5 (4.24m x 2.26m)

The cellar provides useful storage space and houses the fully serviced Worcester Green Star 4000 central heating boiler which was installed in 2022.

## FIRST FLOOR:

### Landing

The landing has ceiling coving, a uPVC double glazed window and staircase rising to the attic room. There is a built in store cupboard which can be utilised as wardrobe space for bedroom 3 if required.





### Bedroom 1

14'0 max x 12'1 (4.27m max x 3.68m)

This lovely sized double bedroom has mirrored wardrobes to one wall which are included within the sale. There is a central heating radiator and uPVC double glazed window.

### Bedroom 2

13'9 x 8'1 (4.19m x 2.46m)

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

### Bedroom 3

9'7 x 5'9 (2.92m x 1.75m)

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

### Bathroom

Having part tiled walls and fitted with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and bath with mixer shower above and shower screen. There is also a chrome ladder style radiator and uPVC double glazed window.

### SECOND FLOOR:

#### Attic Room

17'4 max x 9'3 ext to 14'4 max (5.28m max x 2.82m ext to 4.37m max)

This spacious room has a Velux window and a central heating radiator. At the top of the staircase there is access to eaves storage.

### OUTSIDE:

To the rear is a neat and easily maintained stone flagged patio garden with fencing and rear gate.

### 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) and proceed to the traffic lights at Aspley. At the traffic lights at Moldgreen take a left hand turning onto Old Wakefield Road. Bear left and follow the road up the hill onto Church Street. At the fork, keep right on Church Street and then turn left into Highroyd Lane. The property will be found on the left hand side.

### 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.











| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (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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