



55 Holly Bank Road, Huddersfield, HD3 3LX
Offers Over £250,000

bramleys

This superb 3 bedroom, end townhouse is situated in this highly desirable area within the village of Lindley. Being approximately 1.5 miles from Huddersfield town centre and within 1 mile of J.24 of the M62 motorway network. Situated within walking distance of well regarded local schooling, the property would make an ideal purchase for the first time buyer or alternatively those with a young and growing family.

Boasting high quality accommodation across 3 levels, with a master bedroom suite taking the full second floor and incorporating a walk-in dressing area and en suite shower room. Together with 2 double bedrooms and family bathroom on the first floor, the property also provides a spacious lounge with dining area, modern fitted kitchen and cloakroom/WC to the ground floor.

Externally the property has a good sized rear garden, together with off parking and single garage.

Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a central heating radiator, laminate flooring and an access door to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC, hand wash basin and central heating radiator.

Lounge/Dining Area

16'0" max x 15'4" max (4.88m max x 4.67m max)

This good sized L-shaped reception room is peacefully situated to the rear of the property. Fitted with 2 central heating radiators, ceiling coving, a uPVC double glazed window to the rear and French doors which lead directly out into the rear gardens.

Dining Kitchen

9'8" x 8'9" (2.95m x 2.67m)

Having a range of matching high gloss wall and base units with laminated work surfaces and part tiled walls.

There is a 4 ring gas hob with black glass extractor fan, in-built oven and grill, plumbing for a washing machine, asterite 1.5 bowl sink unit with mixer taps and side drainer, sunken LED lighting and a uPVC double glazed window.

FIRST FLOOR:

Landing

With spindle rail balustrade, a central heating radiator and a built-in linen cupboard.

Bedroom

15'0" x 9'10" (4.57m x 3.00m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

Bedroom

10'8" x 8'11" (3.25m x 2.72m)

Having a uPVC double glazed window and central heating radiator.



Bathroom

Being fully tiled to both the walls and floor. There is a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboard beneath and chrome mixer taps, together with a tiled panelled bath with overhead shower screen. There is a uPVC double glazed window, chrome ladder style radiator and sunken LED lighting.

SECOND FLOOR:

Master Bedroom

12'1" x 11'4" (3.68m x 3.45m)

This well proportioned master bedroom has a uPVC double glazed bay window to the front, central heating radiator, walk-in dressing area/wardrobe

Dressing Area/Walk-in Wardrobe

5'7" x 5'8" (1.70m x 1.73m)

Professionally fitted, with a range of hanging, shelving and drawer units. There is also sunken LED lighting above.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with drawer beneath and chrome mixer tap, together with a walk-in shower with rainwater shower head and additional hose attachment. There is a chrome ladder style radiator and sunken LED lighting.

OUTSIDE:

To the rear of the property there is a full width flagged patio, exterior security lighting, lawned gardens with flowerbed borders and being enclosed by stone walling and timber fencing, with a rear access gate leading to the parking apron and single garage.

Garage

16'0" x 8'4" (4.88m x 2.54m)

Having an automated roller shutter door, power/light points and pitched roof which provides additional storage.

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 the A629 New North Road and continue to the traffic lights at Edgerton. Continue straight ahead at the traffic lights into Edgerton Road which in turn becomes Halifax Road. Shortly before reaching the traffic lights with Birkby Road, take a left hand turning into Holly Bank Road where the subject property can be found approximately half way up on the right hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

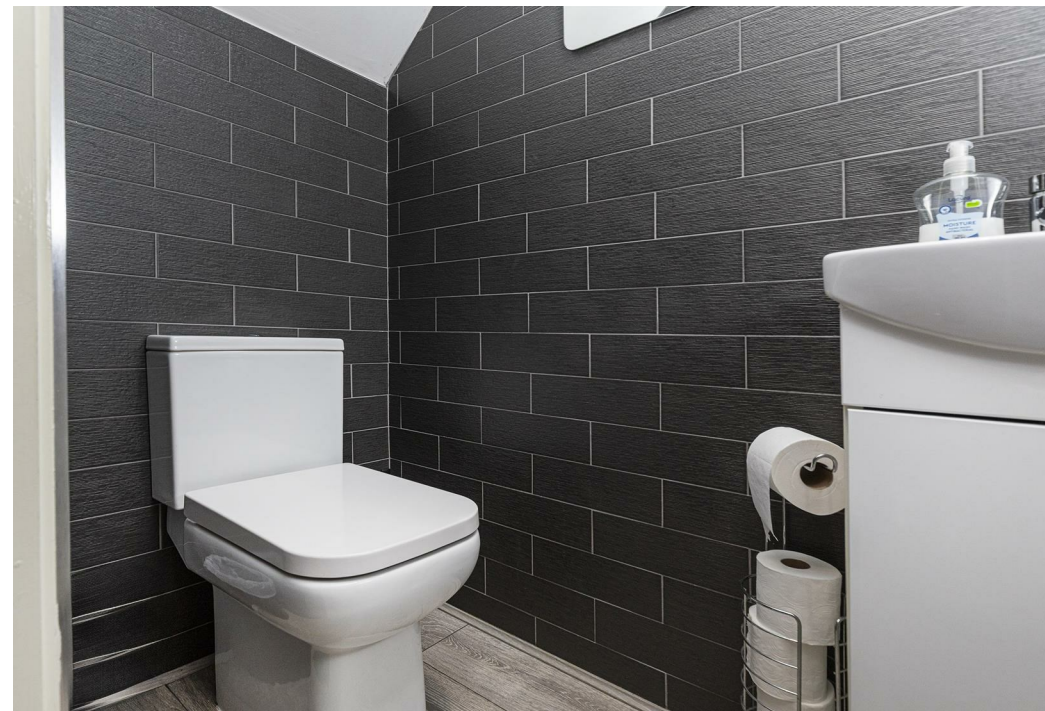
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

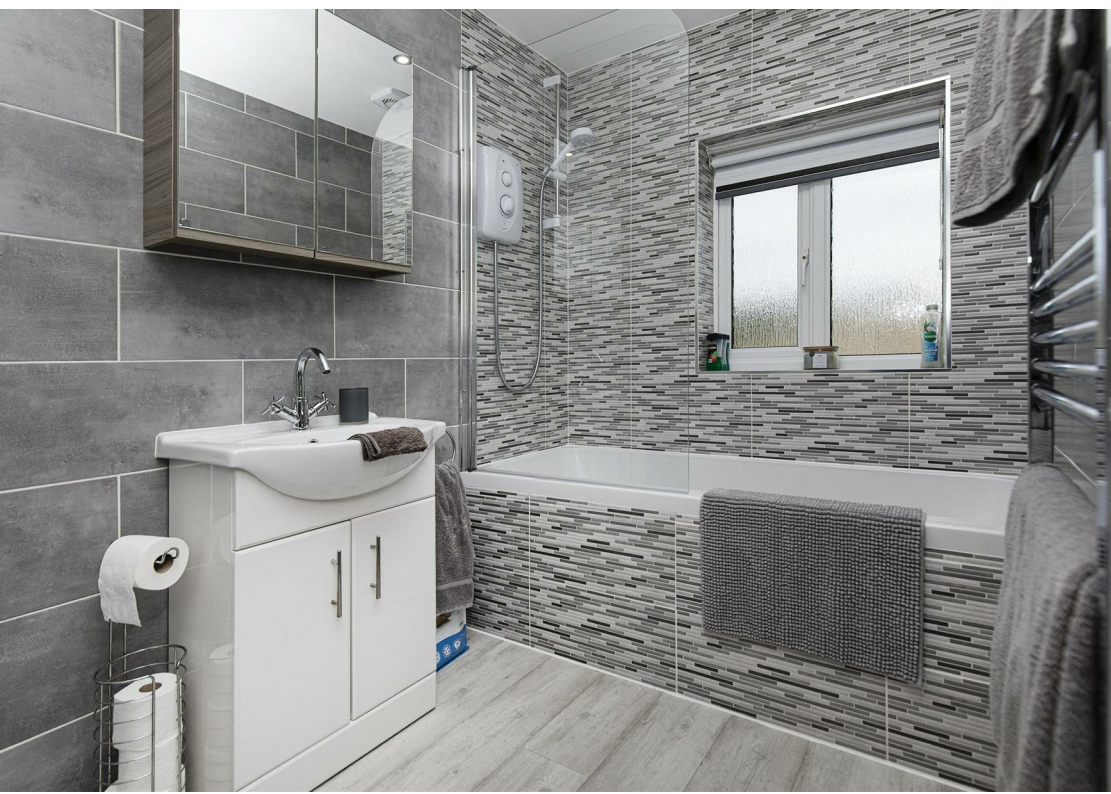
ONLINE CONVEYANCING SERVICES:

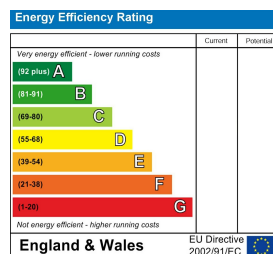
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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





35 ft²

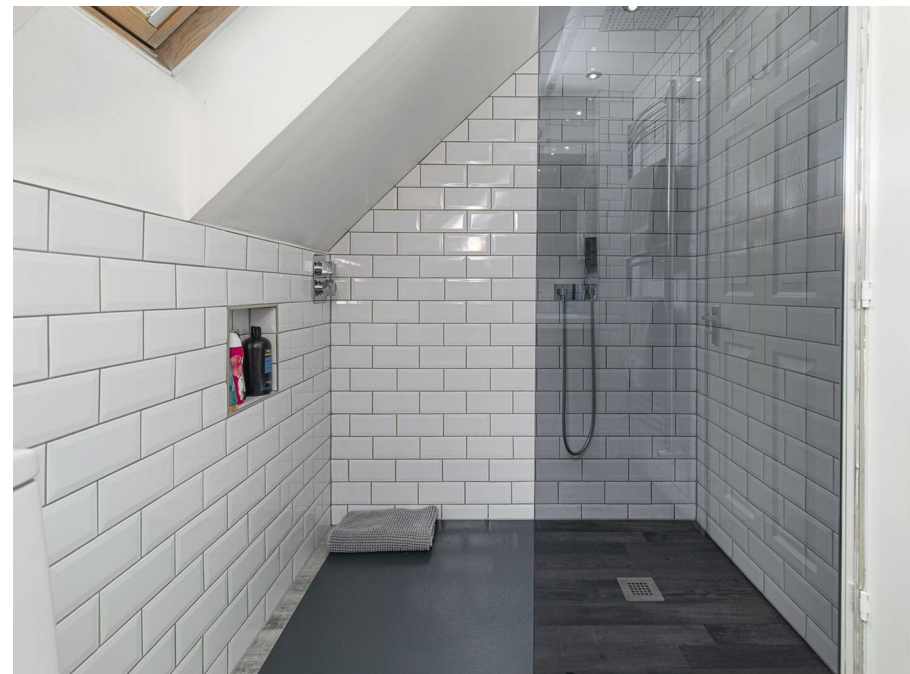
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

