



20 Birklands Road, Huddersfield, HD2 2PF

£160,000

**bramleys**



## NO UPPER CHAIN

Offered for sale with vacant possession, is this 2 bedroom semi detached true bungalow. Situated within a popular and sought after location, the property enjoys a peaceful cul-de-sac location, amongst similar style properties.

Providing uPVC double glazing and a gas fired central heating system, the property does require a programme of modernisation and improvement work. Forming an ideal purchase for those looking towards retirement, the accommodation briefly comprises:- entrance hall, kitchen, spacious lounge/dining room, 2 bedrooms and a 3 piece shower room.

Externally there are mature gardens to both the front and rear. A driveway provides off road parking and there is also a car port to the side.

An internal viewing is highly recommended to appreciate the potential this property has to offer.



## GROUND FLOOR:

Enter the property via a uPVC external door at the side of the property, which leads into the entrance hall.

### Side Entrance Hall

Fitted with a central heating radiator and access to the loft.

### Kitchen

8'0" x 7'11" (2.44m x 2.41m)

Fitted with wall and base units, working surfaces, inset stainless steel sink with side drainer, gas hob, extractor fan and light, uPVC double glazed window and integrated double oven. Also having a built-in pantry which houses the gas meter and fuse box.

### Living Room

17'10" x 12'2" (5.44m x 3.71m)

This spacious reception room has a gas and coal effect living flame fire, 3 central heating radiators and sliding double glazed patio doors which provide access to the rear garden.

### Bedroom 1

11'11" x 9'11" (3.63m x 3.02m)

This good sized double bedroom has a central heating radiator and uPVC double glazed window.

### Bedroom 2

9'9" x 6'2" (2.97m x 1.88m)

With built-in wardrobes, 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 hand basin and shower cubicle. There is a uPVC double glazed window, chrome ladder style radiator, fully tiled walls and built-in cupboard which houses the central heating boiler.

## OUTSIDE:

With mature well stocked gardens to both front and rear. A driveway provides off road parking and there is a car port to the side.

## 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.

## COUNCIL TAX BAND:

B

## TENURE:

Freehold

## 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.





### Ground Floor



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

#### 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.

PURASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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