



226 Newsome Road, Newsome, Huddersfield, HD4 6NB

£115,000

bramleys



### NO UPPER CHAIN

This mid terrace front back to back property presents an excellent opportunity for first-time buyers and landlords alike, being newly decorated and carpeted and ready to move straight into. The house boasts well-proportioned bedrooms (no box rooms), including a versatile attic room, separate lounge with feature fireplace and stove, kitchen and useful cellar which provides further potential to convert subject to all necessary consents. Also enjoying an enclosed private garden to the front. Situated close to Huddersfield town centre and the University, the location offers easy access to a variety of amenities and public transport links.

Energy Rating: D





## GROUND FLOOR:

### Lounge

15'0" x 13'7" (4.57m x 4.14m)

The lounge has a uPVC double glazed window to front elevation and has a feature fireplace with multi-fuel stove. Also having laminate flooring and a central heating radiator.

### Kitchen

10'2" x 5'5" (3.10m x 1.65m)

The kitchen houses the central heating boiler and has a range of wall and base units with working surfaces over and stainless steel sink unit and drainer and space for additional free standing appliances. There is an electric cooking point and a door leads to the lower ground floor cellar.

## LOWER GROUND FLOOR:

### Cellar

The cellar space provides additional storage and offers potential to be converted into further living space (subject to all necessary consents).



## FIRST FLOOR:

### Landing

### Bedroom 1

13'1" x 9'4" (3.99m x 2.84m)

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

### Bedroom 2

9'4" x 8'0" (2.84m x 2.44m)

Also having a central heating radiator and a uPVC double glazed window.

### Bathroom

The bathroom has tiling to the floor and walls, corner bath with electric shower over, pedestal wash basin and low flush wc. There is also a central heating radiator.

## SECOND FLOOR:



### Attic Bedroom

21'0" x 8'10" (6.40m x 2.69m)

The attic room benefits from large eaves storage and a Velux style window. There is also a central heating radiator.

### OUTSIDE:

Externally the property has a lawned, enclosed private garden to the front with boundary fencing and side gate. There is also an external water tap.

### 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), take a left turn after the lights into Colne Road and then left on to Queen Street South. Follow the road to the right and proceed over the bridge. Continue straight ahead up Newsome Road where the property can be found on the right 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:

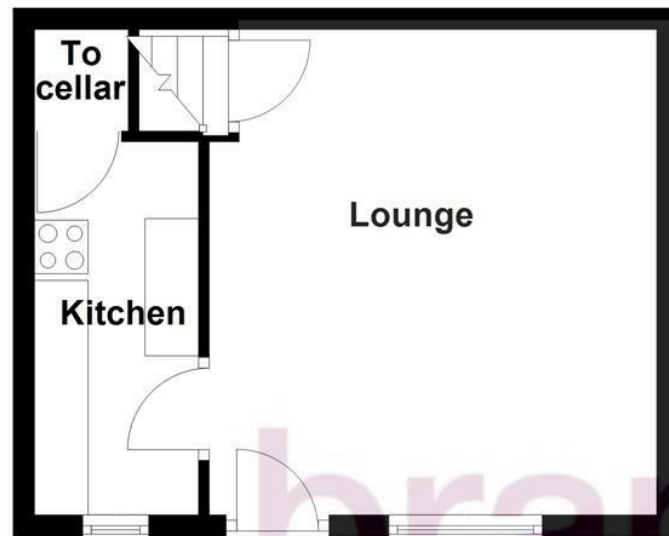
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







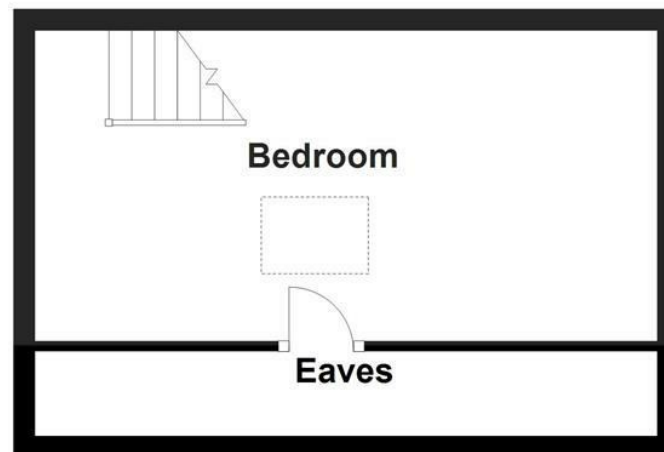
## Ground Floor



## First Floor



## Second Floor



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		
	63	82
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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