



57 Tunnacliffe Road, Newsome, Huddersfield, HD4 6QJ

£195,000

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This spacious 3 bedroom through terrace offers deceptive accommodation over two floors, plus a useful cellar which provides potential for conversion (subject to all necessary consents). Enjoying period features expected from a property of this age such as decorative ceiling coving, high ceilings and balustrade staircase. The property also provides a landscaped private garden to rear, modern uPVC double glazing to the front, gas fired central heating and accommodation comprising: entrance hall, lounge and dining kitchen with gas Rangemaster cooker, first floor landing, 3 bedrooms (2 doubles 1 single) and a 4 piece bathroom with bath and separate walk-in shower. Conveniently placed for access to nearby local amenities, schools, Berry Brow railway station and Huddersfield town centre.



GROUND FLOOR:

A modern composite entrance door leads into:-

Entrance Hall

This welcoming entrance hall is fitted with ceiling coving, a spindle rail balustrade staircase, oak flooring and a central heating radiator. Oak doors give further access to the lounge and kitchen.

Lounge

14'10" x 14'5" (4.52m x 4.39m)

A well proportioned and spacious reception room which is situated to the front of the house. Having a large uPVC double glazed window, ceiling coving, picture rail decor, a central heating radiator and oak flooring. The main focal point of the room is a feature fireplace surround, inset multi-fuel stove and flagged hearth.

Dining Kitchen

21'0" x 12'1" (6.40m x 3.68m)

A particularly spacious dining kitchen which is situated to the rear of the house and has a large uPVC double glazed window which overlooks the rear garden. The kitchen has a central heating radiator, laminate flooring, a range of wall and base units with working surfaces over, stainless steel sink unit with mixer tap, tiled splashbacks, a Range style cooker housed within the chimney breast with stainless steel extractor hood over, plumbing for a washing machine and plumbing for a dishwasher. There is also space for an American style fridge freezer, an external uPVC door and further access to the cellar.

LOWER GROUND FLOOR:

Cellar

With stone steps leading from the dining kitchen to a useful keeping cellar which has power, light and a frosted PVCu double glazed window.

FIRST FLOOR:

Landing

With loft access, a central heating radiator and oak doors giving access to the bathroom and bedrooms.

Bedroom 1

14'9" x 12'4" to wardrobe doors (4.50m x 3.76m to wardrobe doors)

A lovely double room, which is fitted with a uPVC double glazed window looking out to the front and enjoying a tree lined aspect. There is also a central heating radiator and to either side of the chimney breast there are fitted wardrobes, together with downlighters.

Bedroom 2

13'6" x 12'1" (4.11m x 3.68m)

Another double room, situated to the rear of the property and fitted with a uPVC double glazed window looking out across the garden. There is laminate flooring, a central heating



radiator and to the left hand side of the chimney breast there are fitted cupboards, one of which houses the central heating boiler.

Bedroom 3

8'1" max x 8'1" max (6'3" to bulkhead)
(2.46m max x 2.46m max (1.91m to bulkhead))

Situated adjacent to bedroom one and enjoying a similar tree lined aspect via the uPVC double glazed window. Having laminate flooring and a central heating radiator.

Bathroom

The bathroom has a rear facing uPVC double glazed window, timber panelled ceiling, tiled walls, a central heating radiator and suite comprising; bath with mixer tap shower attachment, pedestal wash basin, low flush WC and walk-in shower cubicle.

OUTSIDE:

There is on street parking to the front and a walled and gated low maintenance gravelled garden area. To the rear, there is a tiered landscaped garden which can be accessed from either the dining kitchen or passageway to the side which has a secure timber gate. The garden is low maintenance with gravelled sections, a flagged patio seating area and summerhouse.

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) in

the direction of Holmfirth. At the set of traffic lights turn left into Colne Road and then left onto Queen Street South. Turn right into Firth Street, keeping right into Kingsbridge Road. At the traffic lights continue straight ahead up Newsome Road. Turn left onto Whitegate Road and follow this road up as it becomes Tunnaccliffe Road. Continue along this road and the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

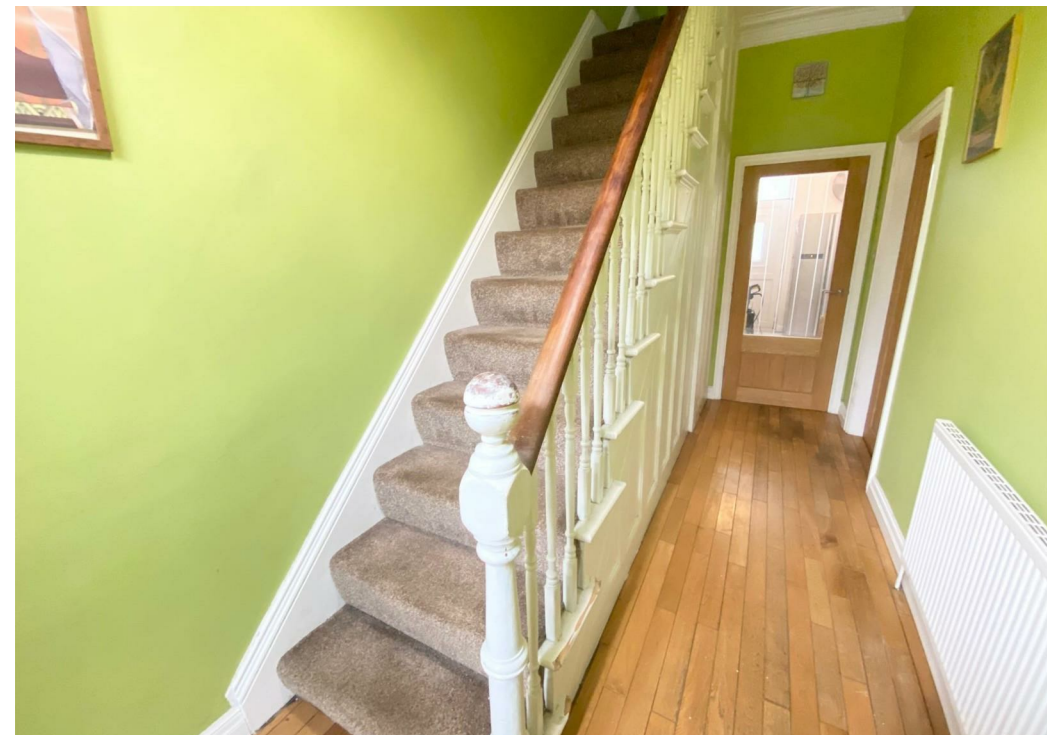
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

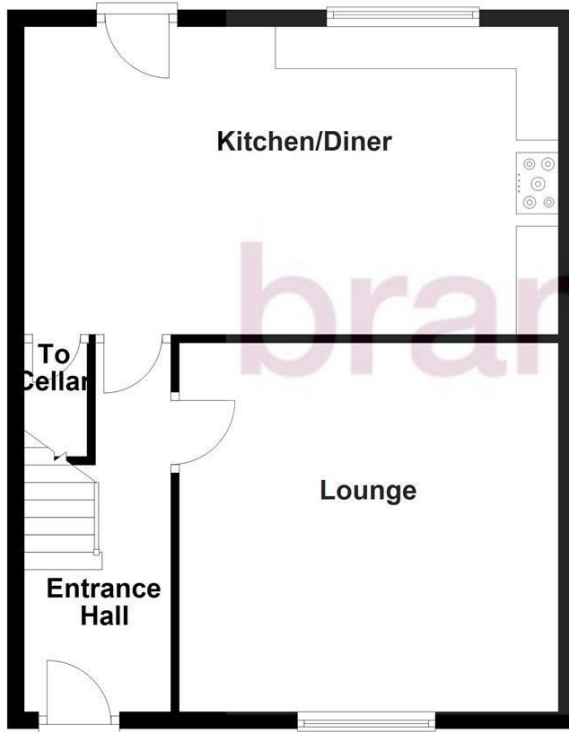
VIEWINGS:

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

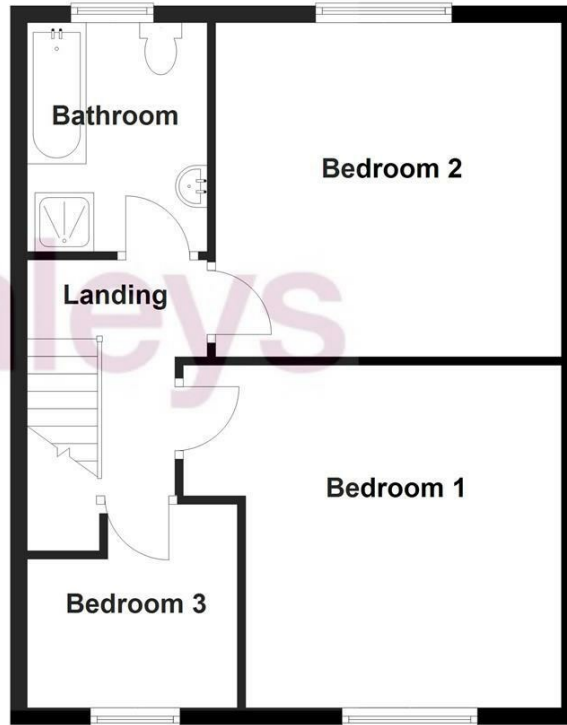




Ground Floor



First 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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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