



12 Red Doles Road, Fartown, Huddersfield, HD2 1AT

£155,000

bramleys

This 3 bedroom semi-detached family home enjoys a cul-de-sac position and is offered for sale with NO VENDOR CHAIN and vacant possession. Requiring a programme of refurbishment, allowing the new owner to renovate to their own taste and style and having uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, kitchen, 3 bedrooms and bathroom. Outside there are gardens to front and rear, driveway and detached garage.

The property is situated within walking distance to a wide range of local amenities, schools and public transport with convenient access to Huddersfield Town Centre and the M62 motorway network a short drive away.



GROUND FLOOR:

A uPVC entrance door gives access to the entrance hall.

Entrance Hall

With a staircase rising to the first floor, there is also a uPVC double glazed window and a central heating radiator.

Lounge

15'0" x 10'5" (12'4" max into bay) (4.57m x 3.18m (3.76m max into bay))

The lounge has two uPVC double glazed windows, (one being a bay). There is also a limestone fireplace with electric fire and a central heating radiator.

Kitchen

9'1" x 8'8" (2.77m x 2.64m)

Having tiled flooring and a range of wall and base units with working surfaces and sink unit, gas cooker point, space for a tall fridge freezer and space/plumbing for a dishwasher. There

is a uPVC double glazed window to the rear and an external door. Underneath the staircase is a recess which has space and plumbing for a washing machine and houses the electric fusebox.

FIRST FLOOR:

Landing

The landing has access to the loft which is part boarded.

Bedroom 1

11'11" x 7'1" (3.63m x 2.16m)

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

Bedroom 2

10'1" x 6'9" (3.07m x 2.06m)

Also having a central heating radiator and a uPVC double glazed window to the front elevation.



Bedroom 3

10'9" x 6'6" (3.28m x 1.98m)

This single room houses the Worcester central heating boiler. There is also a central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom

Being part tiled to the walls, having a central heating radiator and 3 piece suite comprising bath with shower over, low flush WC and wash hand basin. There is also a uPVC double glazed window.

OUTSIDE:

A driveway to the front provides off road parking and leads to a detached garage with up and over door. The garage has internal power/lighting and a work bench. There are lawned gardens to front and rear, a built in rear store, garden shed and 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 Road via Bradford Road (A641) and continue through the traffic lights at Hill House. At the second set of traffic lights at Fartown Bar, turn right onto Fartown Green Road and proceed to the mini

roundabout. Take the second exit on to Alder Street and take the first left turn onto Red Doles Road. The property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

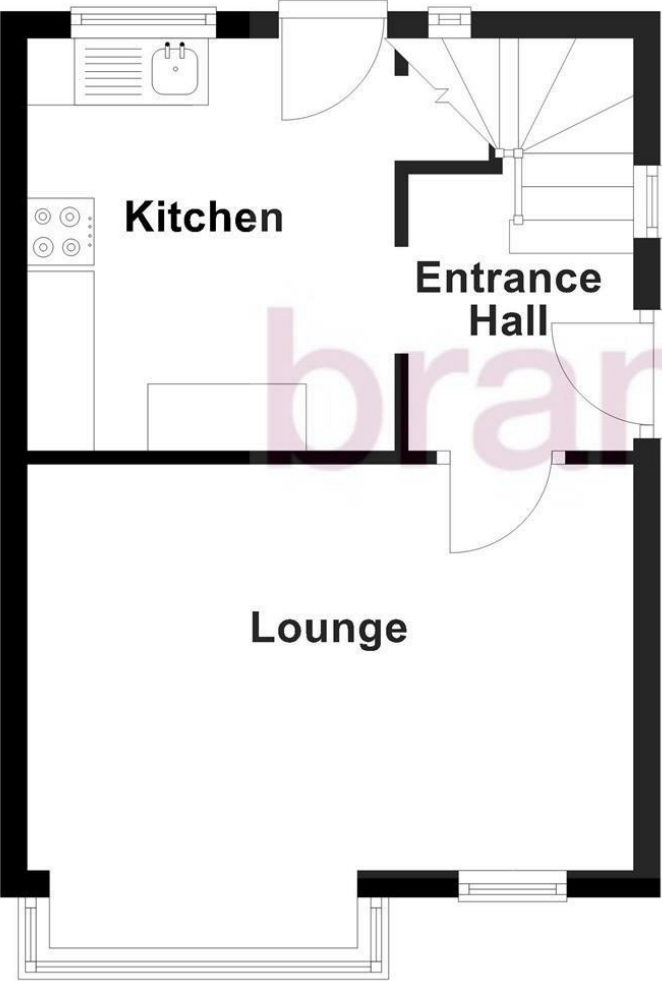
ONLINE CONVEYANCING SERVICES:

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.

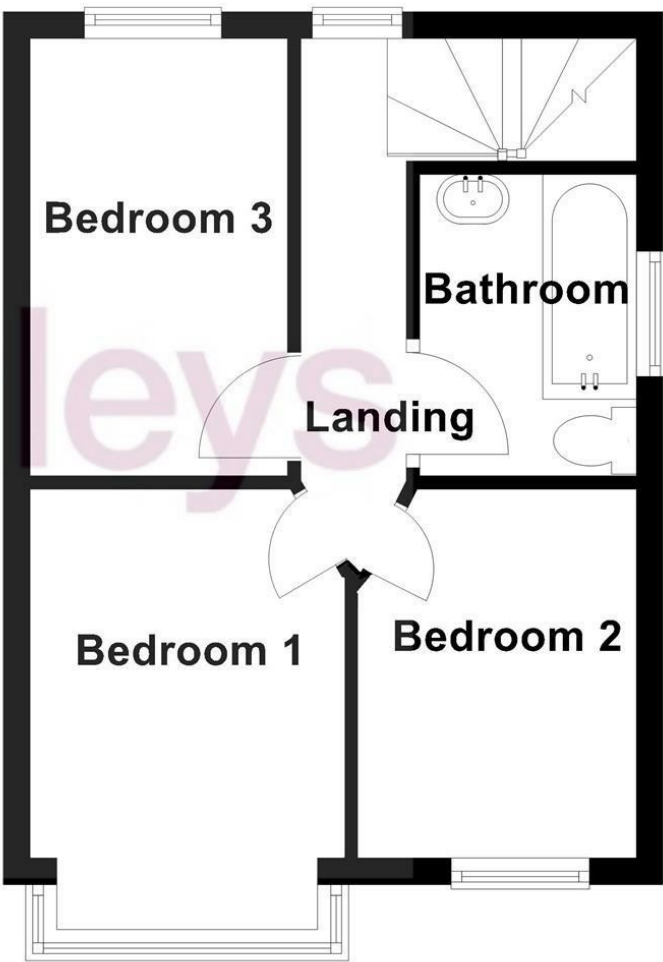




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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:

- 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.
- 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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