



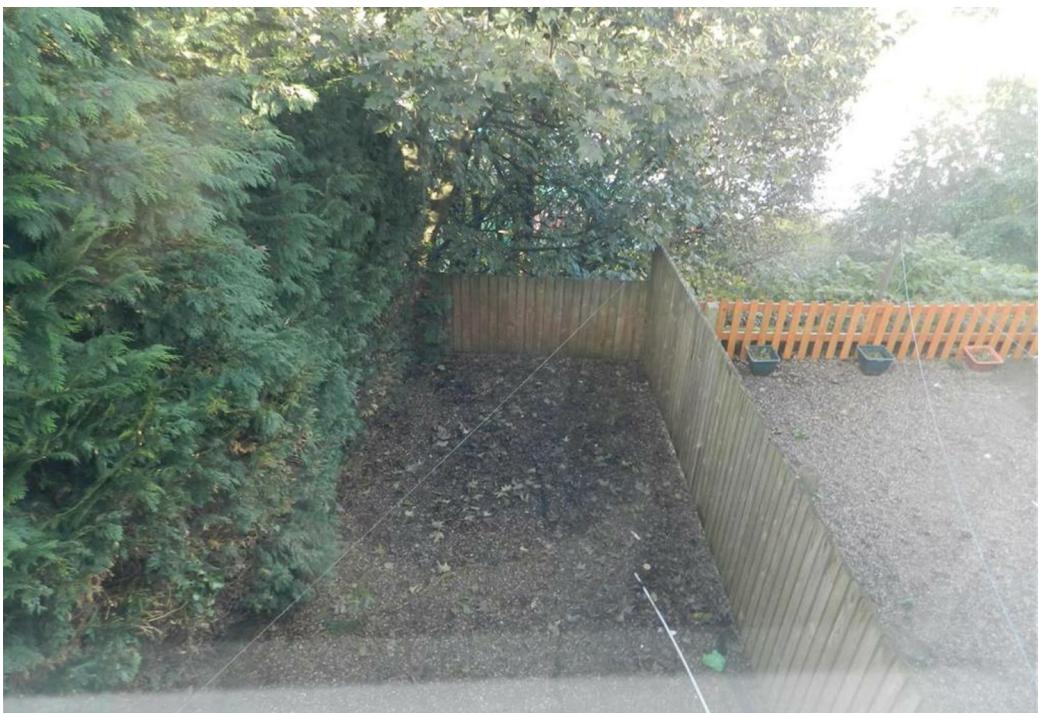
410 Manchester Road, Crosland Moor, Huddersfield, HD4 5BW
£69,995

bramleys

PROPERTY BEING SOLD WITH TENANT IN SITU

Located in the popular area of Crosland Moor, this well proportioned 2 bedroom terrace with the benefit of an occasional room/dressing room is an excellent investment opportunity being sold with a tenant in situ. The property benefits from central heating and double glazing throughout. Externally, there is a spacious garden to the rear along with a patio area to the front. With generous living space and long term rental potential, this property would make an ideal addition to an investor's portfolio.

Energy Rating: D



GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

Where there are stairs leading up to the first floor and a door leading to the lounge.

Lounge

10'3" x 15'1" (3.12m x 4.60m)

The main focal point of the room is the wall mounted pebble effect electric fireplace. There is also a central heating radiator, a useful under stair storage cupboard and a uPVC double glazed window to the front elevation.



Kitchen

9'1" x 13'1" (2.77m x 3.99m)

Comprising a range of wall, drawer and base units with laminate working surfaces over and a 1.5 bowl stainless steel sink and drainer. Integral appliances include a 4 ring induction hob with extractor hood over and space and plumbing for a washing machine or dishwasher. There is also a central heating radiator and a uPVC double glazed window to the rear elevation together with an external door to the rear.

FIRST FLOOR:

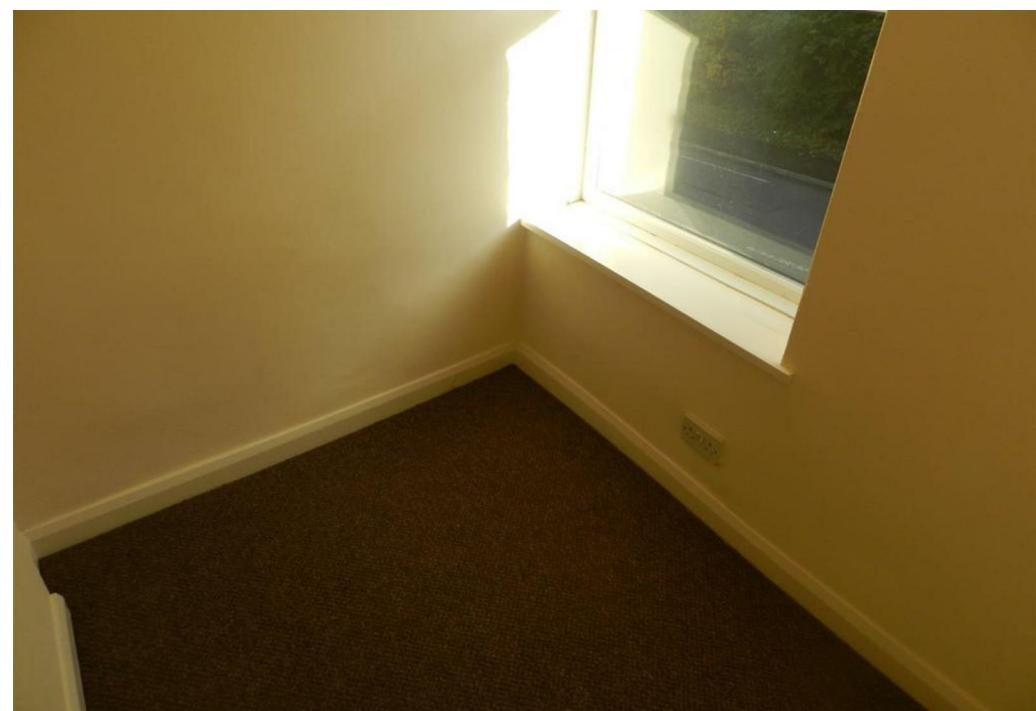
Landing

Providing access to 3 bedrooms and the house bathroom.

Bedroom 1

8'11" x 12'11" (2.72m x 3.94m)

Situated to the front of the property and having a central heating radiator and a uPVC double glazed window to the rear elevation.



Bedroom 2

7'8" x 10'4" (2.34m x 3.15m)

Situated to the rear and having a central heating radiator and a uPVC double glazed window.

Occasional Room/Dressing Room

6'0" x 5'9" (1.83m x 1.75m)

There is a useful built-in wardrobe, central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There is also a central heating radiator and tiling to the splashbacks.

OUTSIDE:

To the rear, there is a paved garden with fenced boundaries. To the front, there is a flagged patio and fenced borders.

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 Manchester Road (A62) and proceed through the traffic lights at Thornton Lodge into Crosland Moor. The property can be found on the right hand side before the car wash.

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.**

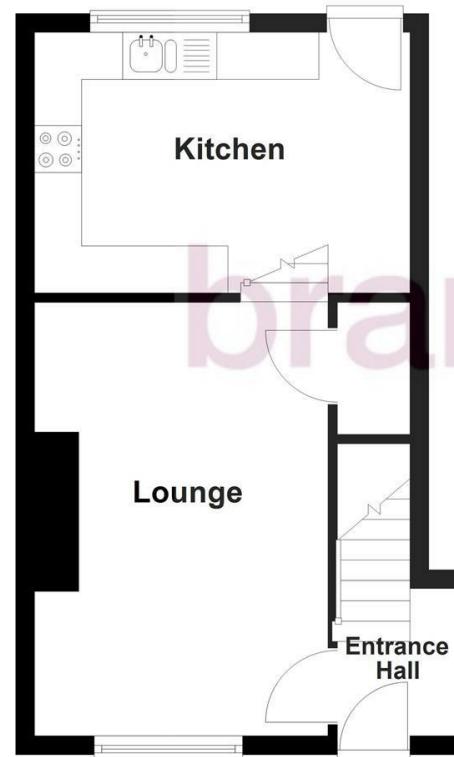
ONLINE CONVEYANCING SERVICES:

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.

PLEASE NOTE:

All photos used are from previous marketing material and are to be used for illustration purposes only.

Ground Floor



First Floor



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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC