



2 Julian Street, Huddersfield, HD5 8BP
£130,000

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This spacious 2 bedroom, stone built end terraced property is situated on a corner plot and has the benefit of gardens to both front and rear, side driveway with off road parking space, as well as further adjacent side gardens.

With a most spacious master bedroom, which could be sub-divided to create 2 bedrooms if required. The property would make an ideal purchase for the first time buyer or investor buyer alike.

Providing gas fired central heating and uPVC double glazing, the property is situated approximately 1 mile from Huddersfield town centre and within walking distance of the local Ravensknowle park.

Only by a personal inspection can one truly appreciate the size, position and potential of this ideal starter home.



GROUND FLOOR:

Enter the property through a uPVC external door with double glazed window above.

Lounge

13'2" x 10'0" max / 8'10" min (4.01m x 3.05m max / 2.69m min)

With a central heating radiator, uPVC double glazed window and a fireplace with marble effect backdrop and hearth.

Inner Hall

With access to the kitchen and lower ground floor cellar.

Kitchen

8'10" x 14'4" (2.69m x 4.37m)

A modern fitted kitchen which has a range of wall and base units, laminated work surfaces with matching upstands, tiled splashbacks, built-in oven with extractor above, herringbone wood effect flooring, uPVC double glazed window to the rear elevation, uPVC double glazed external door, central heating radiator, and space and plumbing for an undercounter fridge. The central heating boiler is housed here also.



LOWER GROUND FLOOR:

Cellar 1

16'3" max x 14'4" (4.95m max x 4.37m)

Cellar 2

6'4" x 6'5" (1.93m x 1.96m)

FIRST FLOOR:

Landing

Bedroom 1

13'3" x 14'4" (4.04m x 4.37m)

A generous double bedroom, with 2 uPVC double glazed windows and a central heating radiator.

Bedroom 2

11'10" x 8'9" (3.61m x 2.67m)

This room has a uPVC double glazed window to the side elevation, . built-in double wardrobes



with overhead store cupboards, an additional linen cupboard with shelves, and a central heating radiator.

Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead Triton shower and shower screen. There are part aqua panelled walls to the bath area, a chrome ladder style radiator and a uPVC double glazed window.

OUTSIDE:

The property has gardens to the front and a side driveway which provides twin wrought iron access gates and a flagged parking space. To the side there are lawned gardens which extend to the rear, where there is also a patio/ seating area with outside lighting and water tap, together with a further section of lawned garden.

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.

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.

VIEWINGS:

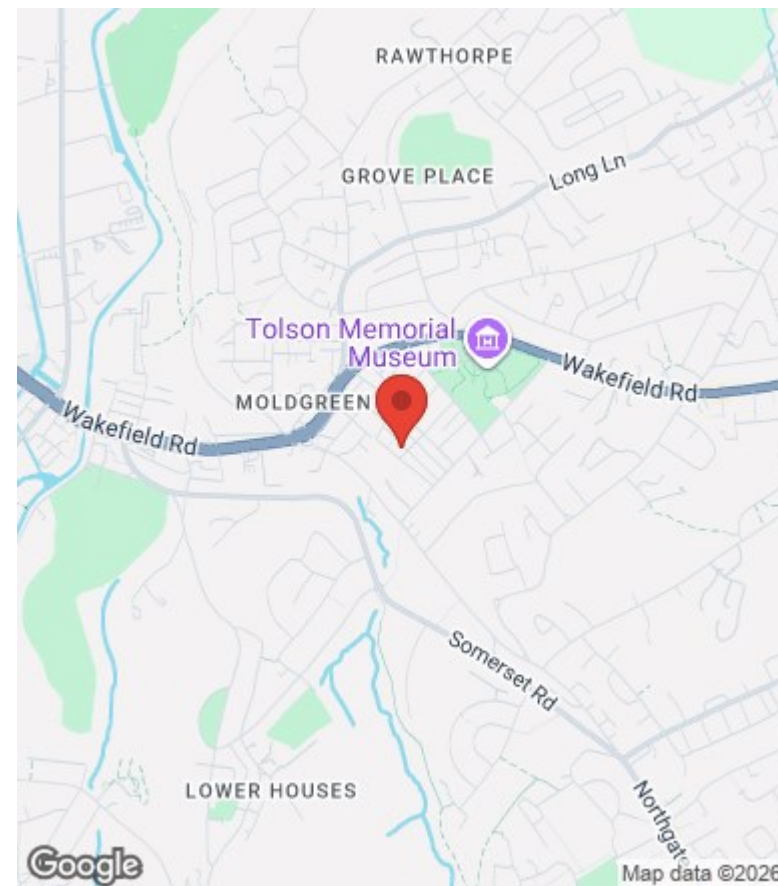
Please call our office to book a viewing on 1484 530361.







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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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:

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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