



101 Sheepridge Road, Sheepridge, Huddersfield, HD2 1HF
£85,000

bramleys

This 2 bedroom cottage property is situated in this residential locality, approximately 1.5 miles from Huddersfield town centre. Conveniently positioned for access to local amenities, the property provides accommodation briefly comprising:- living room, dining kitchen, 2 first floor bedrooms and bathroom.

The property does require some modernisation and improvement works, however this has been reflected within the asking price. Externally there are gardens to the front and rear, together with a stone outbuilding to the rear, which would provide a most useful storage room or workshop.

Energy Rating: D



GROUND FLOOR:

Enter the property through an external door into:-

Lounge

14'1" x 10'8" (4.3m x 3.27m)

With a stone fireplace with mantel above and housing the fitted gas fire.

Kitchen

14'4" x 6'5" (4.38m x 1.98m)

Fitted with a range of base units, stainless steel sink unit with side drainer, gas cooker point, window and rear access door. There is a further access door to the lower ground floor.

LOWER GROUND FLOOR:

Cellar area providing additional storage space.

FIRST FLOOR:

Landing

Bedroom 1

12'11" max x 8'10" (3.95m max x 2.7m)

A spacious double bedroom, could be divided to create two separate bedrooms if required. There are two windows.

Bedroom 2

12'11" x 8'10" max (3.95m x 2.7m max)

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is also full tiling to the walls.

OUTSIDE:

To the front of the property a shared path leads up to the front door, the front garden is lawned with a flowerbed and mature shrub border. To the rear, there are good sized gardens with stone outbuilding.





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 01484 530361.

Outbuilding

23'0" x 11'7" (7.01m x 3.53m)

Being in a state of disrepair, the building could be made good again to provide useful additional storage, garden room, home office or workshop.

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:

Please note, the house and outbuilding are on two separate leasehold titles.

House: Term 999 years from 25 March 1871

Outbuilding: Term 999 years from 25 March 1871

The ground rent is shown as being: £2. 10s. 2d per annum. However, the rent shown is historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to completion.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

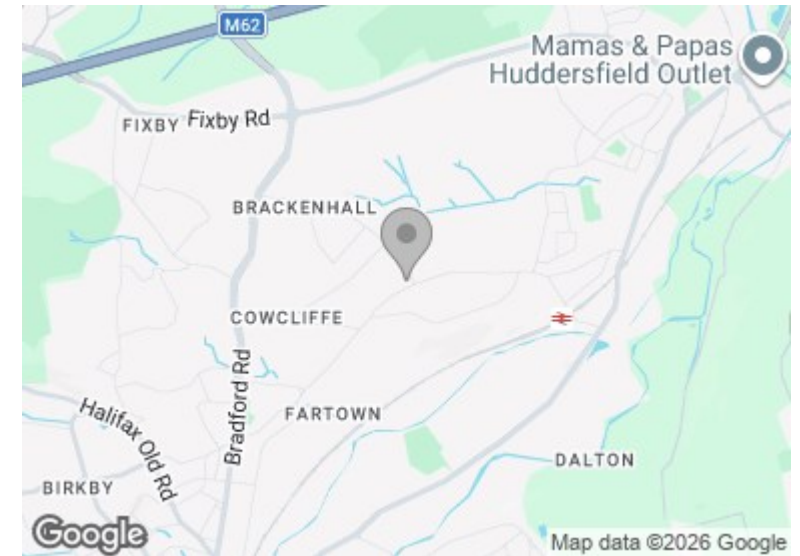
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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