



53 Wiggan Lane, Sheepridge, Huddersfield, HD2 1EL
£139,950

bramleys



This 3 bedroom semi-detached property is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Requiring a programme of refurbishment and being of interest to those requiring an affordable family home they can renovate to their own taste and style. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge with feature bay window, kitchen diner with under stair storage, 3 bedrooms (2 doubles 1 single) and three piece bathroom. Outside there are gardens to front and rear, driveway providing off road parking and a detached garage which has recently had a new roof fitted and new door and window. Underneath the house is a useful storage area which houses the central heating boiler. Conveniently located for amenities, schools and Asda supermarket.



GROUND FLOOR:

Entrance Hall

The property is accessed via a uPVC entrance door. The entrance hall has a staircase rising to the first floor, a central heating radiator and a uPVC double glazed window.

Lounge

13'8 x 12'5 max into bay (4.17m x 3.78m max into bay)

The lounge has a feature uPVC double glazed bay window, a central heating radiator and fireplace with electric fire point.

Dining Kitchen

17'11 x 13'10 max (5.46m x 4.22m max)

The kitchen has a range of wall and base units with working surfaces over, integrated oven, gas hob and a stainless steel sink unit. Also having a uPVC double glazed window, external door to the side and a fireplace surround with gas fire. A useful under stair store houses the electric fuse box.

FIRST FLOOR:

Landing

The landing gives access to the loft via a hatch. We have been informed the loft is insulated.

Bedroom 1

13'9 x 12'7 (4.19m x 3.84m)

This spacious double bedroom has fitted wardrobes with matching drawers and overbed storage. There is a central heating radiator and a uPVC double glazed bay window.

Bedroom 2

12'9 x 8'7 (3.89m x 2.62m)

Another double room with a fitted wardrobe and built in cupboard with shelving. There is a central heating radiator and a uPVC double glazed window.

Bedroom 3

9'1 x 6'9 (2.77m x 2.06m)

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

Bathroom

Having a grey three piece suite comprising bath with shower attachment over, wc and a pedestal wash hand basin. There is a central heating radiator and a uPVC double glazed window.

OUTSIDE:

To the front is a planted gravelled garden with driveway to the side providing off road parking. The garage has had a brand new roof fitted. The front up and over door and side window have also been newly fitted. The garage measures 14'11 x 7'7. To the rear is a good size lawned garden. Underneath the house is a useful basement area which



provides additional storage and houses the central heating boiler.

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 Bradford Road (A641) and continue to the traffic lights at Fartown Bar. Here take a right hand turning onto Fartown Green Road. Continue straight ahead at the mini roundabout and proceed up Woodhouse Hill. Once the road levels and becomes Sheepridge Road take a left hand turning onto Wiggan Lane. Continue along Wiggan Lane bearing right which is a continuation of Wiggan Lane and the property can be found on the left hand side.

TENURE:

Leasehold - Term: 999 years from 25 March 1936

Ground Rent : £2 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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.

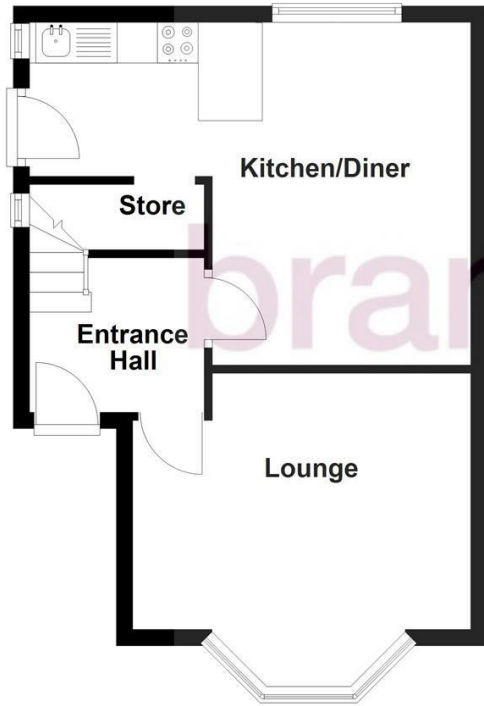
VIEWINGS:

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

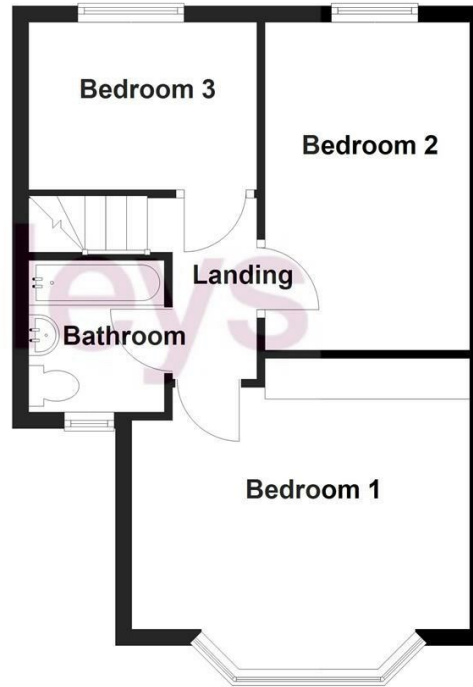




Ground Floor



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		
(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	69	75
EU Directive 2002/91/EC		

Huddersfield | Halifax | Elland | Mirfield

