



19 Sunningdale Road, Crosland Moor, Huddersfield, HD4 5DX
£99,950

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An ideal purchase for a first time buyer or investor buyer is this 2 bedroom, stone built end terraced property. Situated on a cul-de-sac within the popular residential area of Crosland Moor, the property benefits from uPVC double glazing and requires a programme of modernisation and improvement works, which have been reflected within the asking price. The accommodation comprises entrance vestibule, lounge, dining room, kitchen, 2 bedrooms and bathroom. Outside, there are gardens to front and rear. An early internal viewing is highly recommended to appreciate the accommodation and potential this property has to offer.

Energy Rating: TBA



GROUND FLOOR:

Enter the property via a timber entrance door into:-

Entrance Vestibule

Where there is a further timber door giving access to the lounge.

Lounge

12'2 x 10'11 (3.71m x 3.33m)

Fitted with a gas fire, picture rail and a uPVC double glazed window.

Dining Room

10'11 x 9'2 (3.33m x 2.79m)

This second reception room also has a gas fire, fitted storage within the alcoves, wall mounted cupboard and a stainless steel sink unit. There is a uPVC double glazed window to the rear and access to the cellar and kitchen.

Kitchen

6'1 max x 5'8 (1.85m max x 1.73m)

The kitchen has a gas cooker point, space for a refrigerator, 2 uPVC double glazed windows and an external timber door.

LOWER GROUND FLOOR:

Cellar

11'1 x 6'7 (3.38m x 2.01m)

The cellar provides useful storage space and houses the electric fuse board. There is space and plumbing for a washing machine, coal store, an external door and a further store which houses the boiler.

FIRST FLOOR:

Landing

Having access to the loft.

Bedroom 1

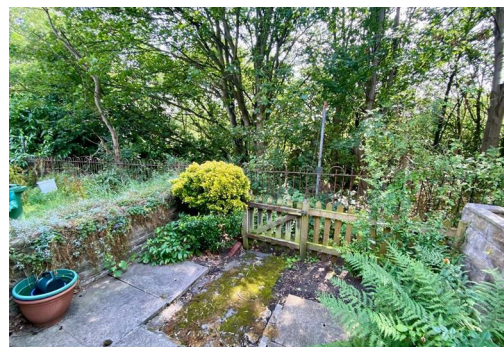
10'3 to robe doors x 10'11 max (3.12m to robe doors x 3.33m max)

This double room has fitted wardrobes and a uPVC double glazed window.

Bedroom 2

10'11 x 6'10 (3.33m x 2.08m)

This single room has a fitted cupboard and a raised fitted single bed fixture. There is a uPVC double glazed window to the rear.



Bathroom

The bathroom has a 3 piece coloured suite comprising bath with mixer tap shower attachment, hand wash basin and WC. There is also a uPVC double glazed window.

OUTSIDE:

There are gardens to front and rear and land to the side which is shared with 8 other properties. A ground rent of £1.25 per annum is paid to a private company for the use of this.

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 stay on this road heading towards Crosland Moor. At the traffic lights with Griffin Lodge on the left hand side, bear left onto Blackmoorfoot Road and continue straight ahead at the next set of traffic lights. After a short distance, take a left hand turn on Nabcroft Lane and follow along this road. At the fork, take a right onto Sunningdale Road.

TENURE:

Leasehold - Term: 999 years from 01/01/1929 / Rent: £1.25pa
Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

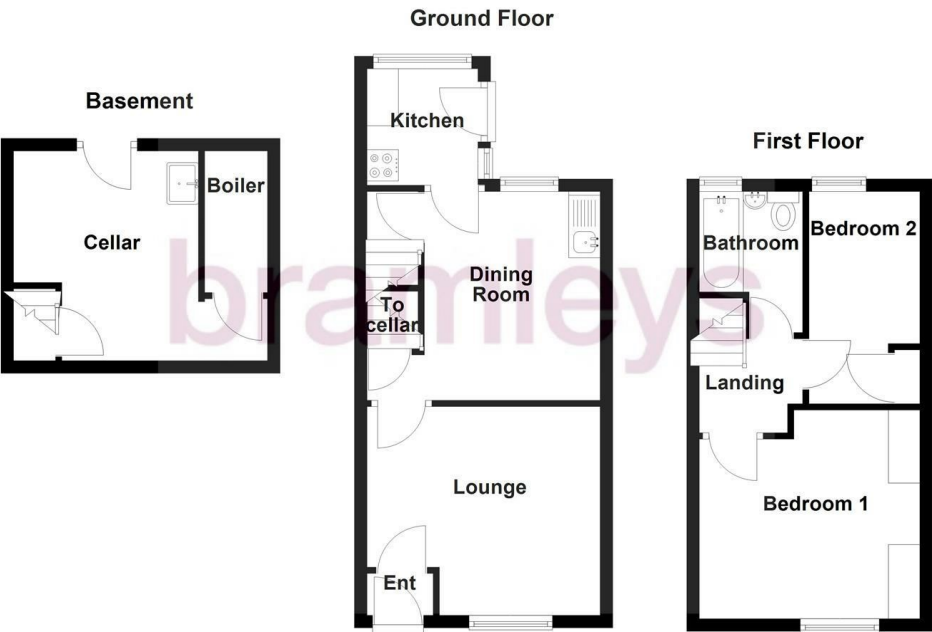
Band A

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.



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

