



48 Aldonley, Almondbury, Huddersfield, HD5 8SH

£145,000

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This semi-detached property presents an excellent opportunity for those seeking a project to make their own. Requiring a programme of refurbishment which has been reflected within the asking price and enjoying a larger than average plot with gardens to front, side and rear. There is ample off road parking to the rear with garage and space for a caravan if required together with garden stores. The property has modern uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, dining room, kitchen, two double bedrooms and bathroom.

Conveniently located within walking distance to public transport, this home provides easy access to local amenities within Almondbury and Waterloo and the wider Huddersfield area. While the property does require refurbishment, it offers a blank canvas for buyers to renovate to their own taste and style.



GROUND FLOOR:

Enter through a uPVC external door into:-

Entrance Hall

With a staircase rising to the first floor, under-stair storage and a central heating radiator.

Lounge

12'8" x 11'6" (3.86m x 3.51m)

A good sized reception room which is fitted with a stone fireplace with electric point, wall light points, a central heating radiator and uPVC double glazed window to the front elevation.

A set of double glazed doors lead in to the dining room.

Dining Room

9'0" x 8'8" (2.74m x 2.64m)

The dining room has uPVC double glazed sliding patio doors which give access to the rear garden. There is also a central heating radiator and door which leads into the kitchen.



Kitchen

9'11" x 9'7" (3.02m x 2.92m)

The kitchen can be accessed from the entrance hall and dining room. There is a Worcester central heating boiler and a range of wall and base units with working surfaces over, a gas cooker point and a stainless steel sink unit. There is space and plumbing for a washing machine, space for a tall fridge freezer, a central heating radiator, uPVC double glazed window and a side external door.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the side and access to the loft via a hatch.

Bedroom 1

15'11" x 10'4" (4.85m x 3.15m)

This spacious double room has a built-in store cupboard, fitted wardrobes with matching overbed storage units, twin bedside cabinets and a dressing table. Also having two central heating radiators and two uPVC double glazed windows.



Bedroom 2

11'11" x 10'0" (3.63m x 3.05m)

Another double bedroom which has fitted wardrobes with sliding door fronts, fitted shelving and drawer units, a central heating radiator and a uPVC double glazed window.

Bathroom

Having full tiling to the walls. The bathroom is fitted with a three piece suite comprising bath with shower attachment over, pedestal wash hand basin and a low flush WC. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front there is a gravelled garden area with lawned section to the left and perimeter fencing. A secure door to the side gives access to the side of the property where there are two useful garden stores which provide additional storage, ideal for gardening tools. There is also a flagged patio to rear, lawned sections and a detached garage. A gated driveway to rear provides off road parking with space for a motorhome/caravan if required.

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:

From Huddersfield travel out on the main Wakefield Road passing through the traffic lights at Moldgreen and Dalton. At Waterloo

traffic lights stay in the right hand lane continuing into Penistone Road, passing the Morrisons supermarket on your left hand side. Take a right hand turning into Southfield Road and second right into Fleminghouse Lane and after approximately 200 yards turn left into Aldonley where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.







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:

- 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.
- 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	55	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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