



37 Cherry Nook Road, Deighton, Huddersfield, HD2 1JD

£110,000

bramleys



Offered for sale with no upward chain, is this two bedroom semi-detached house which presents an excellent opportunity for those seeking a project to make their own.

Although the house requires modernisation, this presents a unique chance for buyers to personalise the space to their taste and style.

Conveniently positioned within this popular residential area on a no-through road. There are good access links to the M62 motorway network, Huddersfield town centre and Deighton railway station which has links to Leeds and Huddersfield.

Externally the property has garden areas to both front and rear, together with on street parking.

An early viewing is recommended to appreciate the position and potential that this property has to offer.

Energy Rating: E



GROUND FLOOR:

Enter the property through an external door into the entrance hall.

Entrance Hall

With a central heating radiator and stairs leading up to the first floor.

Lounge

12'0" x 11'11" (3.66m x 3.63m)

Having a uPVC double glazed bay window to the front, central heating radiator and tiled fireplace.

Kitchen

10'10" x 10'3" (3.30m x 3.12m)

Having base and wall cupboards, a stainless steel sink unit with mixer taps and side drainer, a uPVC double glazed window and a timber and glazed rear access door. There is also a useful understairs storage cupboard

FIRST FLOOR:

Landing

Having a window to the side elevation, central heating radiator and access to the loft via a loft hatch.

Bedroom

15'3" x 11'0" (4.65m x 3.35m)

Having secondary double glazing and a central heating radiator.

Bedroom

12'0" x 8'8" (3.66m x 2.64m)

Having a secondary unit double glazed window and central heating radiator.

Bathroom

Comprising of a low flush WC, wash hand basin and roll top bath. There is tiling to the splashbacks, a central heating radiator and a window to the rear elevation.



OUTSIDE:

To the front of the property there is a flagged pathway and garden with shrub borders. To the rear, there is a tiered garden with shrub borders.

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 Leeds Road (A62). Continue along the main road for approximately 1½ miles and after passing the Leeds Road playing fields on the left hand side turn left at the traffic lights into Whitaker Street. Continue on this road which automatically joins Deighton Road. Follow Deighton Road as it bears to the left and take a left turning onto Victoria Street. Proceed to the end of the road and bear right into Cherry Nook Road, the subject property will be identified by a Bramleys for sale board.

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

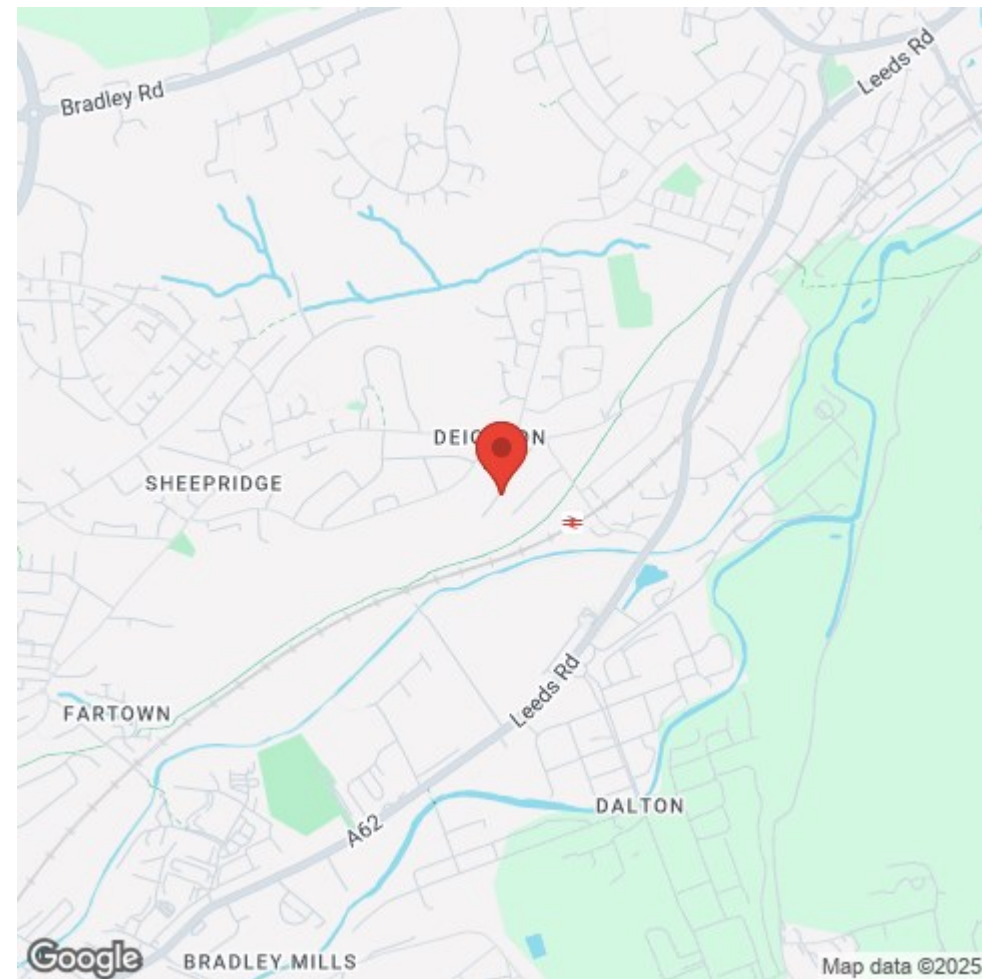
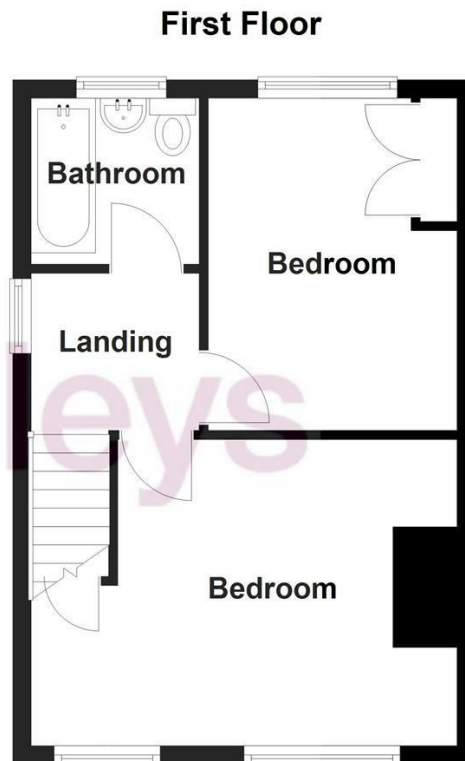
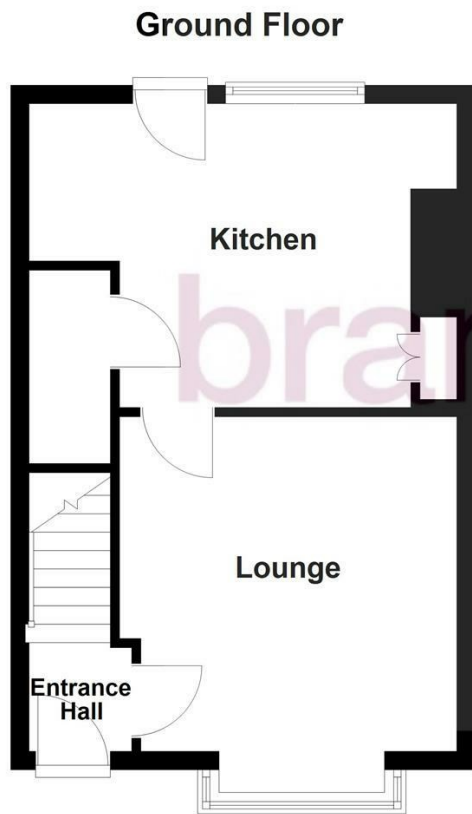
deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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.







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	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
England & Wales		EU Directive 2002/91/EC

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