



21 Greenlea Court, Huddersfield, HD5 8QA
Offers Over £180,000

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A well-appointed three-bedroom end-terrace property, located in the popular area of Dalton offering convenient access to Huddersfield town centre and is within close reach of Morrisons and Gallagher Retail Park, via commuter links, making it ideally placed for amenities and travel.

Offering practical living, well suited to a first-time buyer or young family. The home centres around a bright open-plan lounge, dining and kitchen space, designed for everyday living, and benefits from built-in storage across the property.

The layout includes a downstairs WC, a main bedroom with ensuite shower room, and a separate family bathroom, providing excellent convenience for a busy household.

Outside, there are gardens to the front and rear, along with the advantage of two allocated parking spaces positioned to the rear, providing off street parking.



GROUND FLOOR:

Entrance Hall

Having a central heating radiator, access to the cloakroom/WC and staircase which gives access to the first floor landing.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC, wash hand basin with tiled splashbacks, and a heated towel rail.

Lounge/Dining Area

15'6" x 15'9" (4.72m x 4.80m)

With 2 central heating radiators, uPVC double glazed window to the rear elevation, uPVC double glazed door to the rear elevation and there is understairs storage.

Kitchen

8'6" x 10'4" (2.59m x 3.15m)

With a range of gloss fronted wall, drawer and base units, laminate work surfaces and tiling to the splashbacks. There is also a stainless steel sink with side drainer, uPVC double glazed

window to the front elevation and space for a double fridge freezer. Integrated appliances include a microwave, oven, 4 ring induction hob with overhead extractor, and dishwasher.

FIRST FLOOR:

Landing

Fitted with a central heating radiator and storage cupboard which has plumbing for a washing machine. There is also loft access by way of a ceiling hatch.

Bedroom 1

8'7" x 11'4" (2.62m x 3.45m)

With a central heating radiator, uPVC double glazed window to the rear elevation, 2 useful storage cupboards and access to the en suite shower room.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboard beneath and a walk-in shower cubicle with glass shower guard and shower head attachment. There are tiled splashbacks and a heated towel rail.



Bedroom 2

8'7" x 10'4" (2.62m x 3.15m)

With a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 3

6'7" x 7'11" (2.01m x 2.41m)

With a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin with vanity unit beneath, and panelled bath with showerhead attachment. There are tiled splashbacks, heated towel rail and a uPVC double glazed window to the front elevation.

OUTSIDE:

To the front of the property there is a lawned garden, with flagged pathway which leads to the front door and useful outdoor storage shed. To the rear there is a flagged patio seating area which has a veranda providing covered seating ideal for all weathers, steps lead down to a flagged garden with fenced boundaries and gate which gives access to the off road parking spaces.

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:

Freehold

COUNCIL TAX BAND:

B

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.

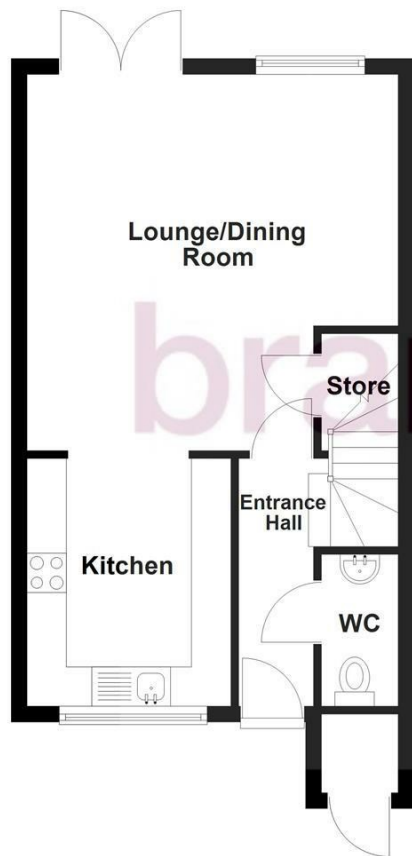
VIEWINGS:

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

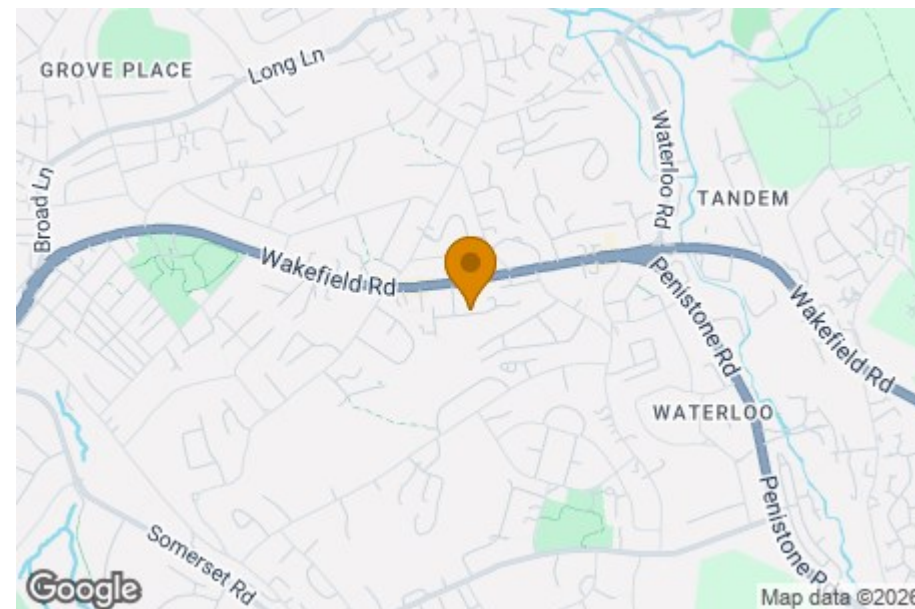
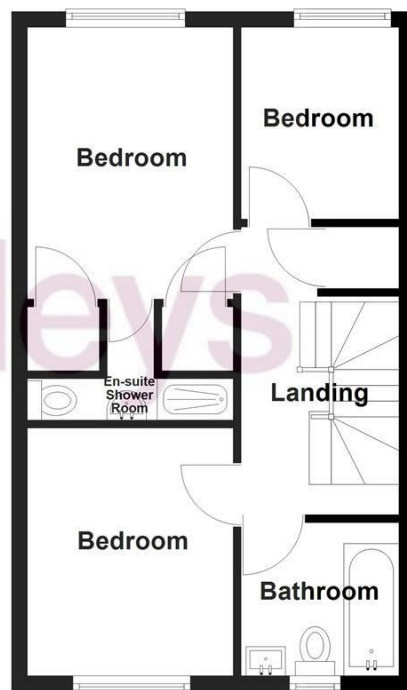




Ground Floor



First Floor



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	76	81
	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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