



19 Roslyn Avenue, Netherton, Huddersfield, HD4 7EW  
Offers Over £230,000

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## NO UPPER CHAIN

This 3 bedroom semi-detached family home is situated on this sought after cul-de-sac and provides an excellent opportunity for those seeking a family home with immense potential. One of the standout features of this property is the SUPERB GARDEN PLOT, which enjoys lovely RURAL VIEWS and the property presents a blank canvas for those wanting to refurbish and renovate to their own taste and style and has been realistically priced to reflect this work.

The house features two reception rooms with the lounge taking full advantage of the rural views, kitchen, two piece bathroom, separate WC and 3 good bedrooms (2 doubles 1 single).

Also benefitting from useful additional space underneath the footprint of the main house which is currently used as an occasional bedroom with kitchen and WC/wet room. There is also ample off road parking, by way of a driveway and the attached garage has a large store room underneath with access to an additional storage area.

Forming an ideal purchase for those with a growing family, the property provides flexible living accommodation, generous outside space and ample storage throughout. An early internal viewing is highly recommended to avoid disappointment.

Energy Rating: TBA





## GROUND FLOOR:

### Dining Room

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

A uPVC entrance door gives access to the dining room which has a uPVC double glazed window to the front, a central heating radiator, double glazed doors to the lounge and access to the kitchen.

### Lounge

19'7 x 11'10 (5.97m x 3.61m)

This spacious reception room has two large uPVC double glazed windows which enjoy rural views over garden, there is a fireplace and a central heating radiator.

### Kitchen

8'1 x 9'8 ext to 11'0 max (2.46m x 2.95m ext to 3.35m max)

The kitchen has an understair store cupboard and further additional built in cupboard together with a range of wall and base units with working surfaces over, electric cooker point, space for a tall fridge freezer, stainless steel sink unit, a central heating radiator and two uPVC double glazed windows.

### Attached Garage

20'8 x 8'5 (6.30m x 2.57m)

The garage has a timber access door to the front, two uPVC double glazed windows to the side and rear and stairs leading down to the store room and additional space underneath the house.

## LOWER GROUND FLOOR:

### Store Room

20'8 x 8'5 (6.30m x 2.57m)

This useful space stretches the full length and width of the garage and gives access to a further store room underneath the main house and additional living space.

### Additional Room

20'1 x 11'11 (6.12m x 3.63m)

This useful space is currently utilised as an occasional bedroom with kitchen, wc/wet room. Ideal for a teenager requiring their own space. There is a uPVC double glazed window, a central heating boiler and external door leading to the rear garden. Please note this additional space does not have building regulation approval.

## FIRST FLOOR:

### Landing

The landing has built in storage, loft access and a uPVC double glazed window to the side which enjoys distant rural views.





### Bedroom 1

10'4 to robe doors x 12'8 (3.15m to robe doors x 3.86m)

A double room which has fitted robes and built in storage cupboard, there is a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'0 x 11'10 (3.35m x 3.61m)

Another good double room which has a central heating radiator and uPVC double glazed window which enjoys rural views over the garden.

### Bedroom 3

9'8 x 7'4 (2.95m x 2.24m)

This comfortable single bedroom has a uPVC double glazed window.

### Bathroom

The bathroom has a two piece coloured suite comprising bath with mixer tap shower attachment, wash hand basin, part tiled walls and a uPVC double glazed window.

### WC

Having a separate WC and uPVC double glazed window.

### OUTSIDE:

To the front of the property, there is a paved driveway which provides off road parking, together with a lawned garden with hedgerow border. Steps to the side lead down to the rear, where there is a larger than average lawned garden which is an ideal space for young children to play safely with fencing and hedging on the perimeter. There are also raised walled planted flower beds. The garden is a real feature of the property and must be viewed to fully appreciate.

### SPECIAL NOTE:

Please note the lower ground floor does not have building regulation approval.

### 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 Chapel Hill to the traffic lights at Foley Hall. Continue straight ahead at the traffic lights at Lockwood Bar onto Meltham Road, proceeding for approximately 2 1/2 miles into the village of Netherton. Take a right hand turning into Chapel Street and proceed up the hill taking a left hand turn at the T-junction onto Roslyn Avenue where the property is located.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band D

### 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:

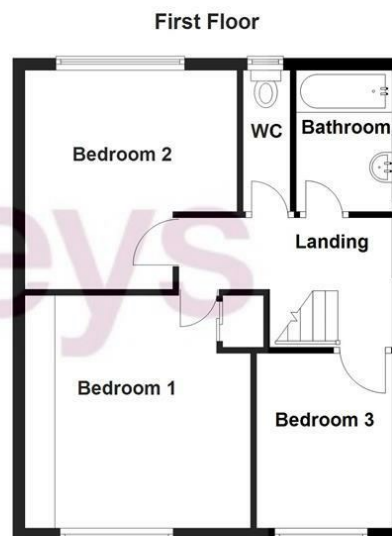
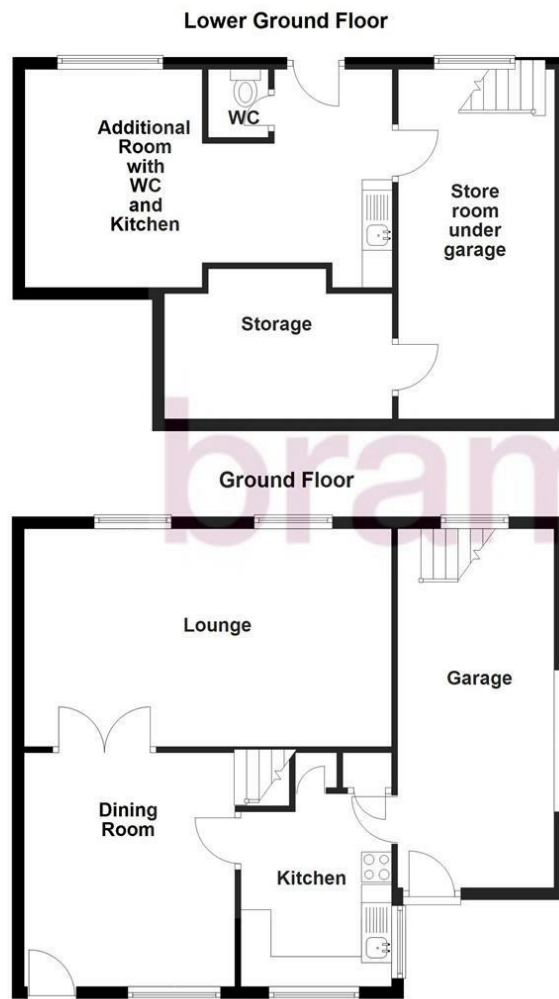
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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