



116 Fleminghouse Lane, Huddersfield, HD5 8UE
Offers In The Region Of £198,000

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NO UPPER CHAIN

This 2 bedroom, semi-detached true bungalow is situated in this popular residential locality approximately 2.5 miles from Huddersfield town centre. Having gas fired central heating and uPVC double glazing, the property provides 2 reception rooms, 2 double bedrooms, a separate kitchen, utility and shower room.

The property would make an ideal purchase for those looking to downsize, or those looking towards retirement. Externally there are gardens to both the front and rear, together with a double width parking apron to the front, a single garage to the rear (no vehicular access) and additional leased former garage site which is located adjacent to the property.



GROUND FLOOR:

Enter the property through a uPVC double glazed external door, with leaded stained glass provides access into:-

Entrance Porch

With a timber and glazed access door which leads through to the entrance hall.

Entrance Hall

With picture rail decor and access into the lounge.

Lounge

11'11" x 11'5" (3.63m x 3.48m)

This good sized reception room has a uPVC double glazed bay window to the front, a tiled fireplace with fire surround and mantel, picture rail decor, central heating radiator and a set of timber and glazed double doors which lead through to the dining room.

Dining Room

11'0" x 12'5" (3.35m x 3.78m)

Having a uPVC double glazed bay window to the side and a central heating radiator. This room is open plan to the kitchen.

Kitchen

11'3" x 7'9" (3.43m x 2.36m)

Peacefully situated to the rear of the property, having a range of matching wall and base units with laminated work surfaces, part tiled walls and a 1.5 bowl stainless steel sink with mixer taps and side drainer. There is also a central heating radiator, plumbing for a washing machine and dishwasher, gas cooker point, and uPVC double glazed windows to both side and rear.

Utility Room

18'2" x 7'9" (5.54m x 2.36m)

A generous utility room which has power/light points, base

cupboards, and timber external doors to both the front and rear elevations.

Bedroom 1

11'5" x 11'9" (3.48m x 3.58m)

Situated to the front of the property, having a central heating radiator, uPVC double glazed window and built-in wardrobes.

Bedroom 2

11'2" x 10'4" (3.40m x 3.15m)

Peacefully situated to the rear of the property, having a central heating radiator, picture rail decor and a set of uPVC double glazed patio doors which lead directly into the rear gardens.

Shower Room

Being part tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and walk-in shower cubicle with rainwater head and additional hose.



There is also a uPVC double glazed window and chrome ladder style radiator.

OUTSIDE:

There are lawned gardens to the front, with flowerbed borders to the side. A tarmacadam parking apron provides 2 off road parking spaces. To the rear there is a garage, private side access and tiered lawned gardens, with a flagged patio seating area.

Garage

A detached single garage with up and over door.

Please note, at the other side of the boundary fence there is a hardstanding area with some garages. This property has a hardstanding section which provides an additional parking space, but could provide a garage subject to requirements. This lease is paid for yearly and the cost is shown below under tenure & garage site.

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 & GARAGE SITE:

Leasehold - Term: 999 years from 25 March 1926 / Ground Rent: £3.23

Garage Site - £107.78 per annum (2024-2025), which is paid to Kirklees council. Any new

purchaser would need to make their own enquiries whether this lease is transferable.

Please note, there is no garage currently (land on the opposite side of the property fence) just an additional parking space with a partial fence around it.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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:

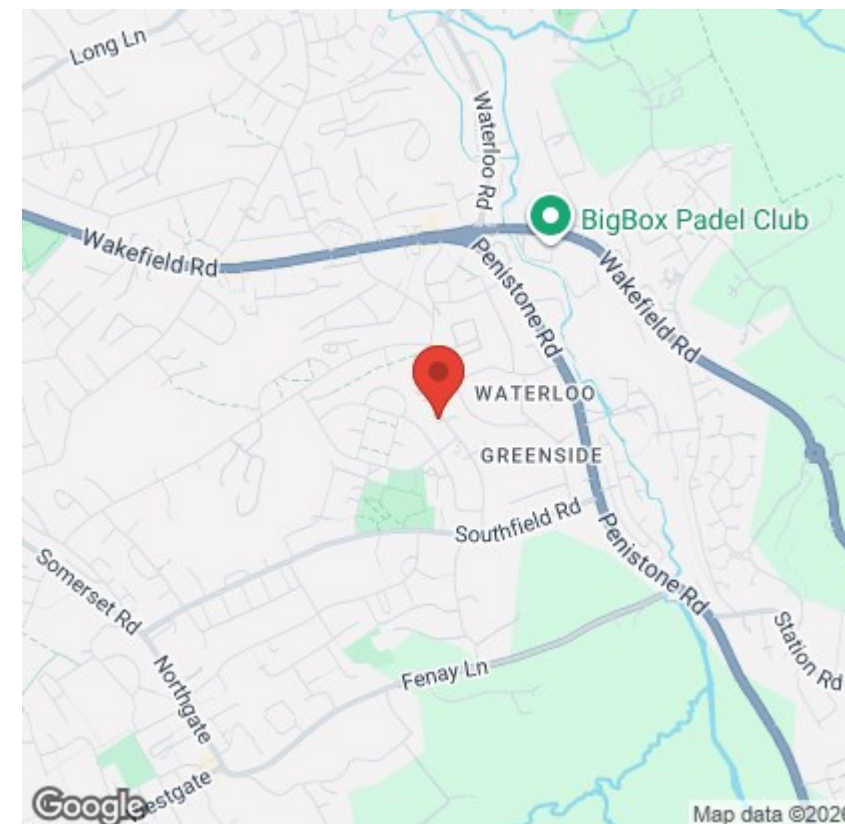
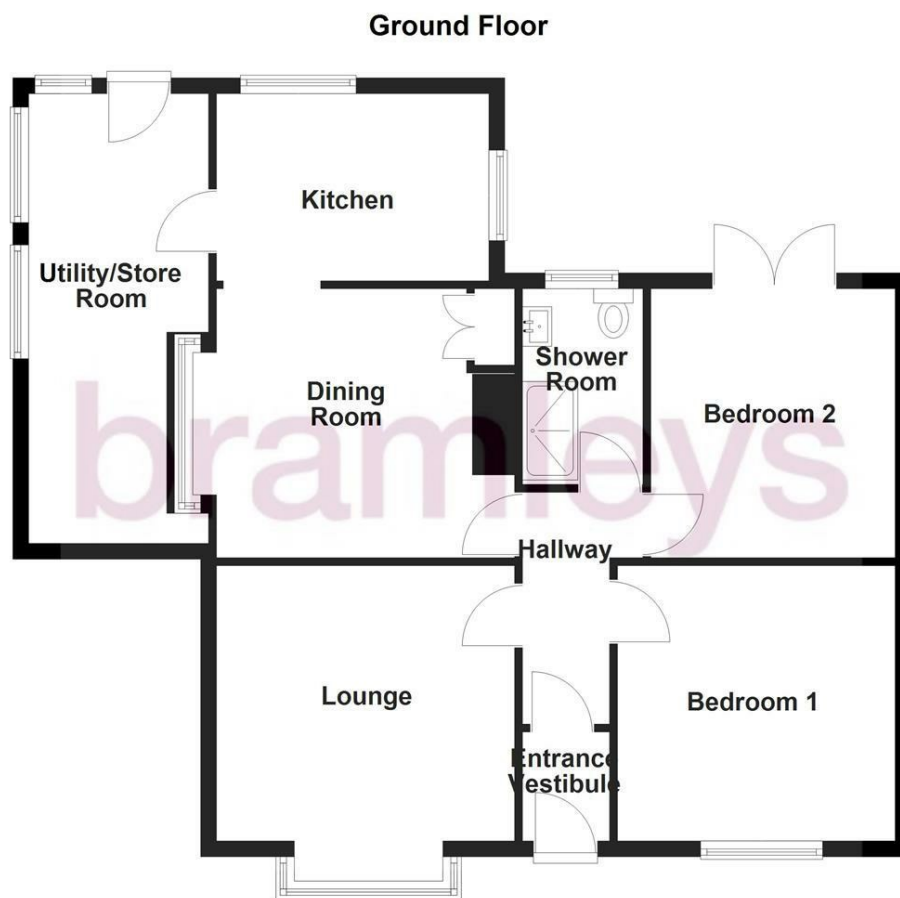
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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