



20 Church Street, Crosland Moor, Huddersfield, HD4 5DQ

£95,000

bramleys





### NO UPPER CHAIN

This 2 bedroom rear back to back terraced property has recently undergone re-decoration and new carpets/laminate flooring. Being offered for sale with no vendor chain and vacant possession and being of interest to first time buyers and landlords. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance vestibule, open plan lounge and kitchen, cellar (with external access), 2 bedrooms, bathroom and useful attic room to the second floor. Outside there is a good size lawned garden. Ideally situated for access to Huddersfield town centre and a wide range of local amenities within Crosland Moor.

Energy Rating: E



## GROUND FLOOR:

### Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has a central heating radiator and staircase rising to the first floor.

### Open Plan Living Kitchen

14'10" x 12'3" (4.52m x 3.73m)

This room has had newly fitted laminate flooring, a central heating radiator and 2 uPVC double glazed windows to the front and side. The kitchen area has a range of wall and base units with working surfaces over, stainless steel sink unit, tiled splash back and a wall mounted extractor hood.

## FIRST FLOOR:

### Landing

A narrow staircase rises to the attic room.

### Bedroom 1

9'11" x 9'4" (3.02m x 2.84m)

Having a central heating radiator and a uPVC double glazed window.

### Bedroom 2

7'5" x 6'1" (2.26m x 1.85m)

This comfortable single bedroom has a central heating radiator, a bulkhead storage cupboard and a uPVC double glazed window.

### Bathroom

The bathroom has borrowed light from bedroom 1 via a glazed window and a three piece suite comprising wc, bath with shower attachment over and a pedestal wash hand basin.

## SECOND FLOOR:

### Attic Room

17'2" x 12'2" (5.23m x 3.71m)

This useful space would make an ideal home office and has a central heating radiator and sky light window.

## OUTSIDE:

There is a lawned garden with steps down leading to the cellar. Please note the cellar has external access only as the internal access from the open plan living kitchen has been removed.

## 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 Manchester Road and at the traffic lights at Crosland Moor bear left onto Blackmoorfoot Road. Continue up the hill to the traffic lights at Park Road and take a left hand turning. Take the second left onto May Street and a right onto Church Street where the property can be found on the right to the rear (access down the passageway).

## 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.

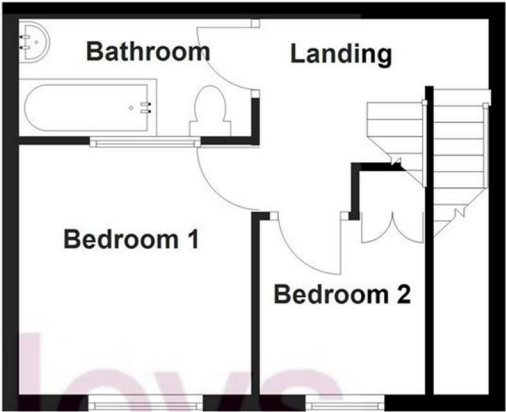
ONLINE CONVEYANCING SERVICES:

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.

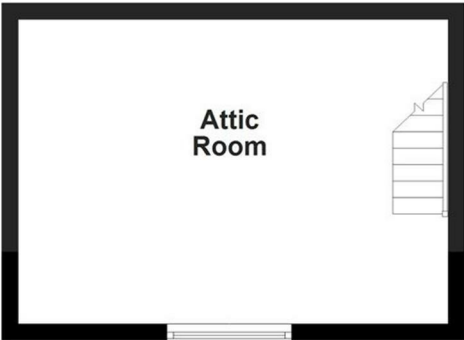
Ground Floor



First Floor



Second Floor



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

