



403 Manchester Road, Milnsbridge, Huddersfield, HD4 5BR

£119,950

bramleys



NO UPPER CHAIN

Situated on Manchester Road in the popular residential area of Milnsbridge, is this 2 bedroom back-to-back house, plus attic room.

The property provides 2 good sized bedrooms, complemented by an attic room which provides additional living space or a potential home office. There is a lounge situated on the ground floor, bathroom located on the first floor and the lower ground floor features a dining kitchen and WC, together with access to the garden.

One of the standout features of this property is the potential for off-road parking or the creation of a lovely garden, depending on your personal preferences. This flexibility allows you to tailor the outdoor space to suit your lifestyle.

Situated in close proximity to the centre of Milnsbridge, residents will enjoy easy access to a variety of local amenities, such as shops and transport links to Huddersfield town centre make commuting a breeze, enhancing the appeal of this location.

Energy Rating: E



GROUND FLOOR:

Entrance Hallway

A uPVC entrance door gives access to the entrance hall which has a staircase ascending to the first floor and a staircase descending to the lower ground floor.

Lounge

14'10" x 11'1" (4.54 x 3.40)

Having twin glazed doors, a fireplace surround with gas fire, a central heating radiator and a uPVC double glazed window.

LOWER GROUND FLOOR:

Dining Kitchen

14'6" x 14'9" (4.43 x 4.50)

The kitchen has a range of base units with working surfaces over and tiled splash back, stainless steel sink with side drainer and mixer tap, space and plumbing for an automatic washing machine, 4 ring gas hob, electric oven set into the centre island unit, contemporary style floor to ceiling radiator and external door giving access to the garden.

WC

Having a low flush WC.

FIRST FLOOR:

Landing

Having a narrow staircase leading to the attic room.

Bedroom 1

11'7" x 10'1" (3.55 x 3.08)

This double room has a central heating radiator and a uPVC double glazed window.

Bedroom 2

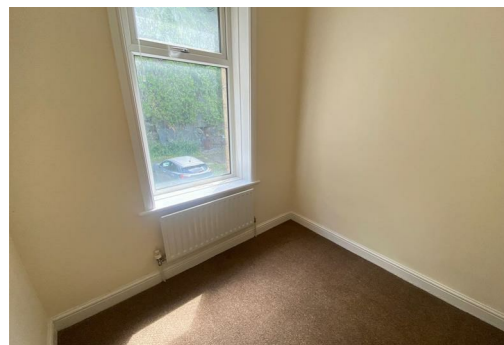
7'5" x 6'9" (2.27 x 2.06)

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

Bathroom

Comprising of a 3 piece suite incorporating a corner bath with shower over, low flush WC and a hand wash basin with cupboards beneath. There is tiling to the walls and a heated towel rail.

SECOND FLOOR:



Attic Room

9'4" x 10'2" max. (2.87m x 3.10m max.)

Having a uPVC double glazed window and a central heating radiator. Please note there is reduced head room.

OUTSIDE:

To the front of the property there is a paved garden area. This area can also be utilised for off road parking if required. Vehicular access to the rear can be found further down the row of terraces, through a passage between the properties. On street parking is also available on Manchester Road.

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 (A62). Proceed through the traffic lights at Longroyd Bridge and Crosland Moor. Continue along the main road and the property can be found on the left hand side to the rear of the terraces.

TENURE:

Leasehold - 999 years from 1 April 1908 / Rent: £2 per annum

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

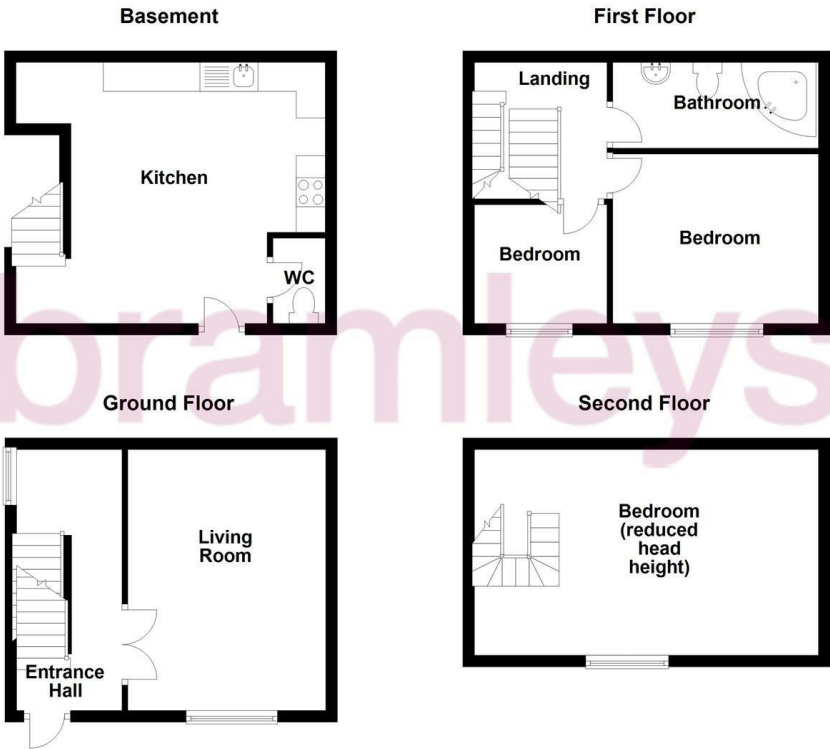
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MORTGAGES:

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.



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

