



218 Brown Royd Avenue, Huddersfield, HD5 9QE  
Offers In The Region Of £150,000

**bramleys**

## NO UPPER CHAIN

Situated in the popular area of Rawthorpe, this well-proportioned three-bedroom end terrace property offers spacious accommodation throughout, making it an ideal purchase for first-time buyers or a growing family.

The property is conveniently positioned close to a range of local amenities, reputable schools, and excellent commuter links, providing both practicality and convenience for everyday living.

Externally, the home benefits from a private, low-maintenance garden to the rear—perfect for relaxing or entertaining.

Offered with no upper chain, this property presents a fantastic opportunity for buyers looking to move quickly. Early viewing is highly recommended to fully appreciate the space and potential on offer.



## GROUND FLOOR:

### Living Room

11'7 x 18'8 (3.53m x 5.69m)

Access via an external door into a spacious room having a uPVC double glazed window to the front elevation, a central heating radiator and being open to the kitchen/dining room.

### Kitchen/Dining Room

11'8 x 14'9 max (3.56m x 4.50m max)

A bright and well-appointed room featuring a range of shaker-style wall, base and drawer units, complemented by wood-effect work surfaces and matching upstands. The kitchen is fitted with a stainless steel sink and drainer, along with integrated appliances including a four-ring gas hob, oven and extractor hood above. There is space and plumbing for a washing machine or dishwasher, as well as room for a tall freestanding fridge/freezer.

Additional features include a central heating radiator, a uPVC double-glazed window to the rear elevation, and an external door providing access to the rear garden. The room also benefits from a useful understairs storage cupboard, access to the ground floor WC, and stairs rising to the first floor.

### Downstairs W.C

A two piece suit comprising a low flush W.C and wash hand basin. The boiler is found here.

## FIRST FLOOR:

### Landing

Providing access to the loft via a loft hatch, and three bedrooms and the house bathroom.

### Bedroom

9'9 max x 8'6 (2.97m max x 2.59m)

A double bedroom having a central heating radiator and a uPVC double glazed window to the rear elevation.

### Bedroom

8'6 x 13'6 (2.59m x 4.11m)

A good sized double bedroom having a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom

9'11 x 11'6 (3.02m x 3.51m )

Another good sized bedroom having a central heating radiator and a uPVC double glazed window to the front elevation.

### Bathroom

A three piece suit comprising a low flush w.c, wash hand basin and panelled bath with showerhead attachment. There is tiling to the splashbacks, a central heating radiator and a uPVC double glazed window to the rear elevation.

### OUTSIDE:

Front elevation: to the front there is a flagged patio area.

Rear elevation: to the rear of the property, there is a flagged patio area ideal for alfresco dining with a shrub bed, hardstanding for a shed and having fenced boundaries.

### 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 Wakefield Road (A629), proceed through the traffic lights at Aspley, at the traffic lights in Molgreen turn left into Broad Lane, take the left hand fork into Carr Green Lane which then becomes Rawthorpe Lane and then Bradley Mills Road. Turn left into Brown Royd Avenue where the property can be found on the right hand side identified by a Bramleys for sale board.

### 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.

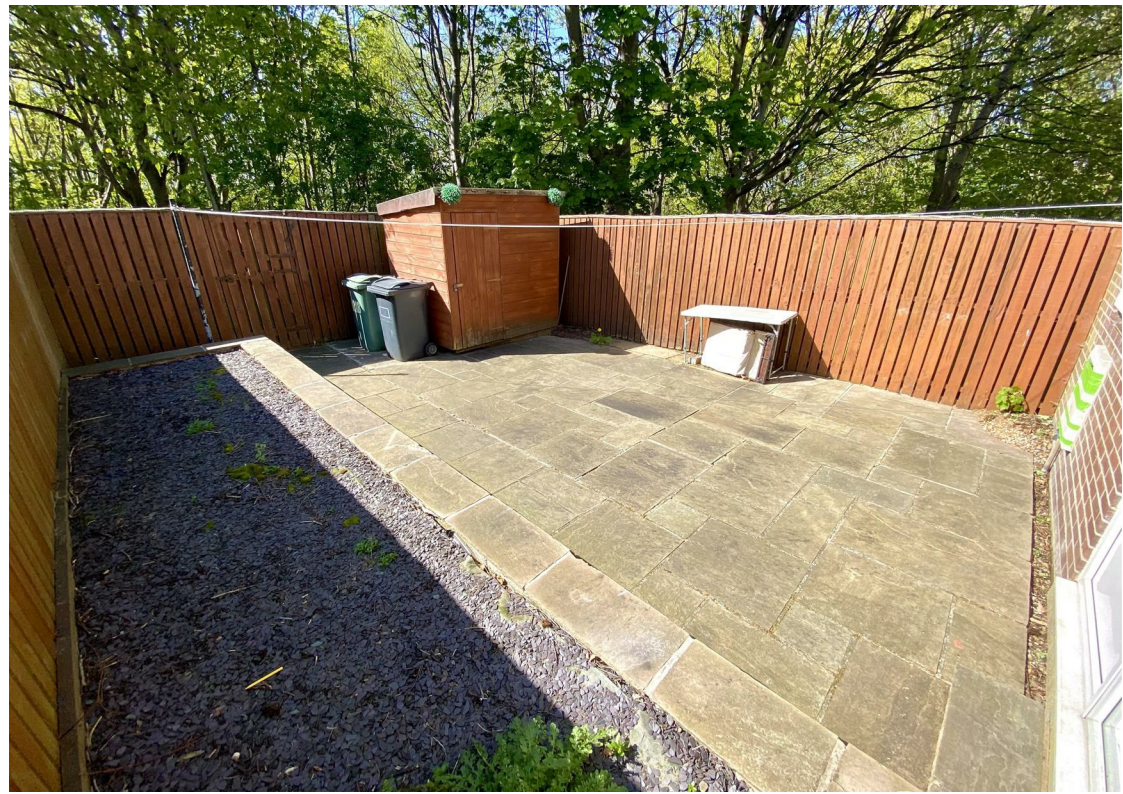
### ONLINE CONVEYANCING SERVICES:

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.

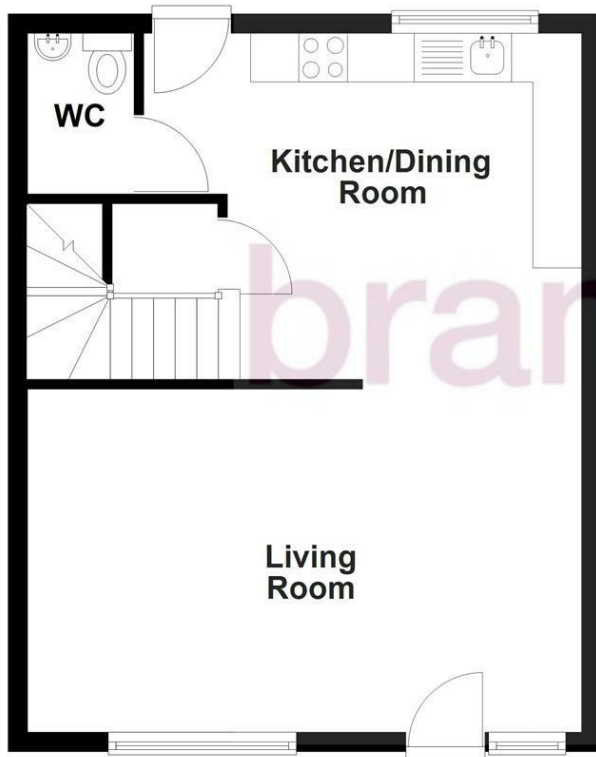
### VIEWINGS:

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

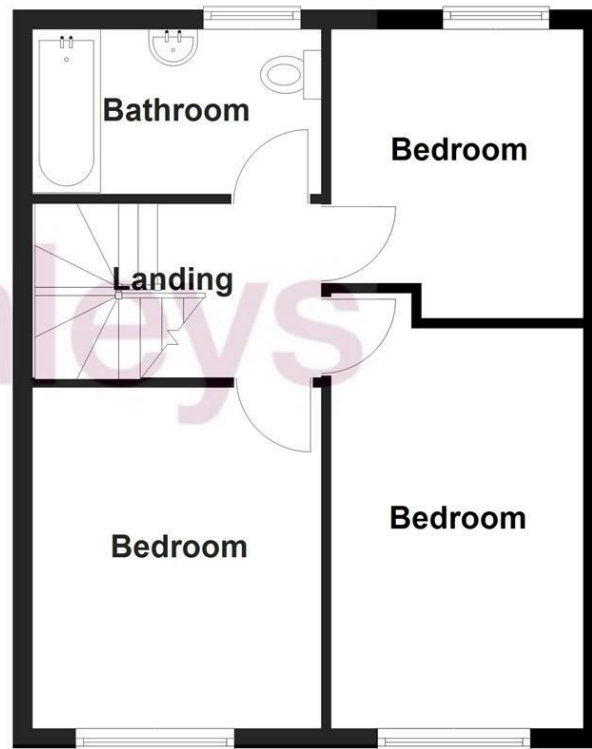




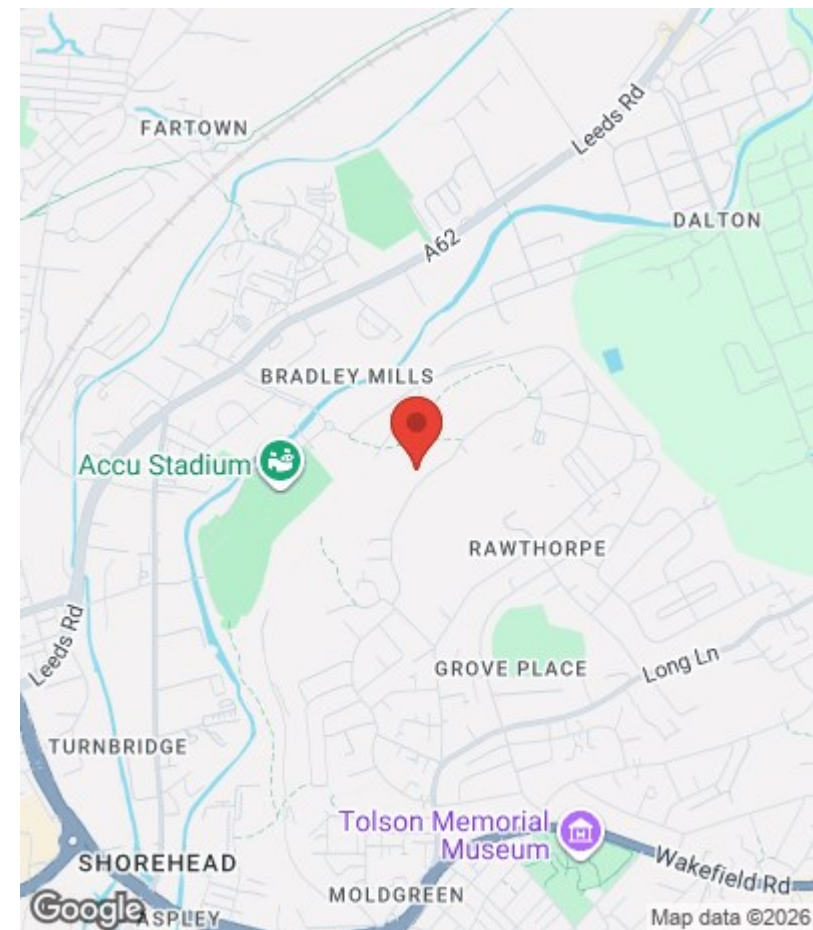
### Ground Floor



### First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.



#### 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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