



46 Dawson Road, Newsome, Huddersfield, HD4 6LX
£149,950

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This well presented 2 double bedroom semi detached property would make an ideal purchase for a first time buyer or young family, enjoying a cul de sac location and having lovely long distance OPEN VIEWS to the rear. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, dining kitchen, two bedrooms and modern three piece bathroom. Outside there are lawned gardens and useful garden stores to the side. Being situated approximately 1.2 miles from Huddersfield town centre and convenient for amenities and schools, making this an ideal family home, well worthy of an internal inspection.



GROUND FLOOR:

Entrance Hall

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

Lounge

13'6 x 11'1 (4.11m x 3.38m)

The lounge has an array of ceiling spotlights, a central heating radiator and uPVC double glazed window to the front elevation.

Dining Kitchen

16'11 x 9'8 (5.16m x 2.95m)

The kitchen has ample space for a dining table and chairs and comprises a range of wall and base units with work surfaces over, there is space for an electric/gas cooker, space for an under counter washing machine and dryer and sink unit. There is a useful built in under stair store, a central heating radiator and two uPVC double glazed windows. The kitchen also houses the central heating boiler and has a side external door.

FIRST FLOOR:

Landing

The landing had a uPVC double glazed window and access to the part boarded loft. There is also a built in cupboard.

Bedroom 1

16'11 x 9'1 plus recessed storage (5.16m x 2.77m plus recessed storage)

This spacious double bedroom is situated to the front and has a bulk head with fitted storage to the side which is underneath a fitted single bed unit, there is a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'7 x 9'8 (3.23m x 2.95m)

Another good double bedroom with a central heating radiator and a uPVC double glazed window which enjoys distant views to the rear.

Bathroom

The bathroom has part tiled walls and a modern suite comprising bath with shower over, mixer tap and shower screen, wc, wash hand basin, ladder style radiator and a uPVC double glazed window.

OUTSIDE:

To the front is a gated lawned garden with path leading down the side of the property. There are two useful garden stores to the side and another gate gives access to the rear, larger than average lawned garden which has a timber decked area where the rural views can be enjoyed.

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 (A616) and take a left hand turn onto Colne Road. Follow the one way system round and at the traffic lights continue straight ahead onto Newsome Road. Continue up this road and Dawson Road can be found as a turning on the right hand side. The property is situated on the right of the cul de sac.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

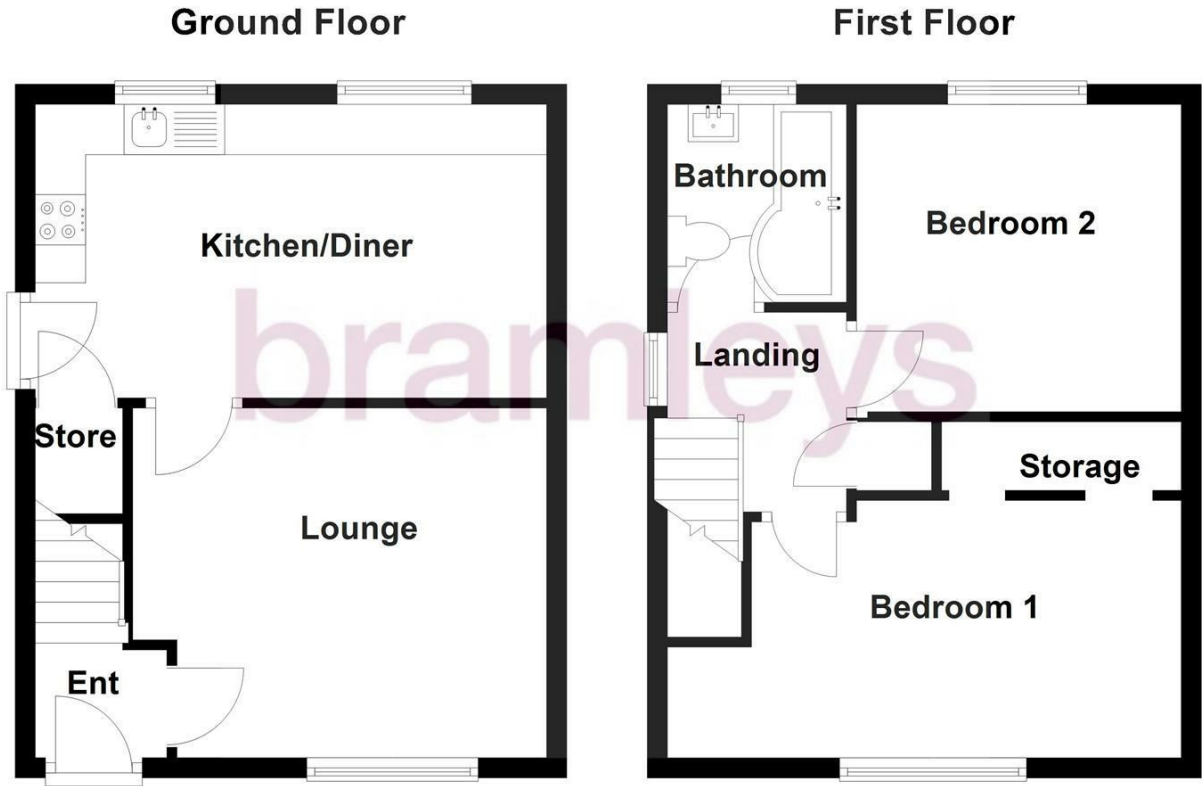
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.





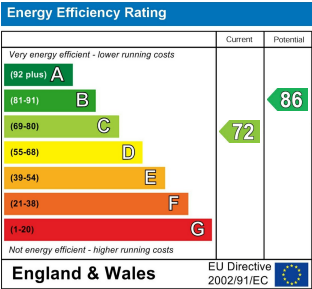


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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