



22 Trevelyan Street, Moldgreen, Huddersfield, HD5 8AN  
£130,000

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A well-presented two-bedroom through-by-light mid-terrace property, ideally located in the popular residential area of Moldgreen. Conveniently positioned close to a range of local amenities, reputable schools and excellent commuter links, this home is perfect for first-time buyers, growing families or investors alike. Recently refurbished throughout, the property is ready to move straight into and is offered with no upper chain and vacant possession. Externally, there is a garden to the rear along with the added benefit of a useful cellar space.



## GROUND FLOOR:

### Entrance Hall

Access via an external door into the entrance hall, where there is a central heating radiator and stairs leading up to the first floor landing.

### Living Kitchen

16'9" x 13'6" (5.11m x 4.11m)

Living Area: A spacious room having a uPVC double glazed window to the front elevation and a central heating radiator.

Kitchen Area: Having a range of wall, drawer and base units, laminate work surfaces over and a stainless steel sink and drainer unit with tiling to the splashbacks. There is an integral gas hob with oven and extractor hood and a door leading to the cellar.

### Inner Hallway

Having a window to the rear elevation and stairs leading to the cellar. The boiler is housed here.

## LOWER GROUND FLOOR:

## Cellar

A good sized cellar providing storage space.

## FIRST FLOOR:

### Landing

Having a window to the rear elevation and access to the loft via a loft hatch.

### Bedroom

12'0" x 9'0" (3.66m x 2.74m)

The room's main feature is the decorative fireplace. It also includes a central heating radiator and a uPVC double-glazed window to the front elevation.

### Bedroom

7'0" x 6'7" (2.13m x 2.01m)

Benefitting from a useful storage cupboard, and having a central heating radiator and a uPVC double glazed window to the front elevation.



## Shower Room

A three piece suite comprising of a low flush W.C, wash hand basin with vanity unit under and shower with showerhead attachment and glass shower guard. There is tiling to the splashbacks, a chrome heated towel rail and a window to the rear elevation.

## OUTSIDE

The front of the property is street lined. A passageway at the side leads to the rear where there is a spacious garden with fenced boundaries.

Please note, the garden is not registered to the owners; however, it has been enclosed and maintained for approximately 30 years. Further details should be clarified via solicitors.

## 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) passing through the traffic lights at Aspley. Upon reaching the traffic lights at Moldgreen take a right hand turning onto Almondbury Bank, take a first left into School Street and then a left on to Trevelyan Street where the property can be found on the left hand side by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

A

## MORTGAGES:

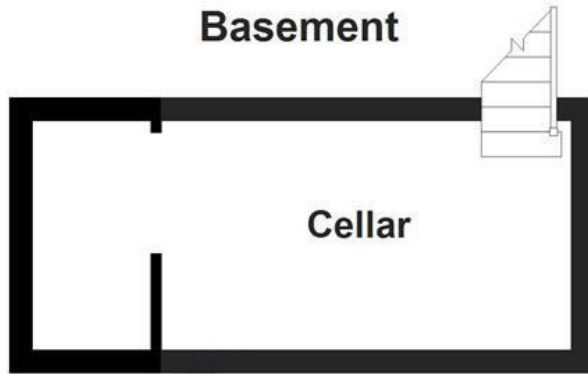
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

## ONLINE CONVEYANCING SERVICES:

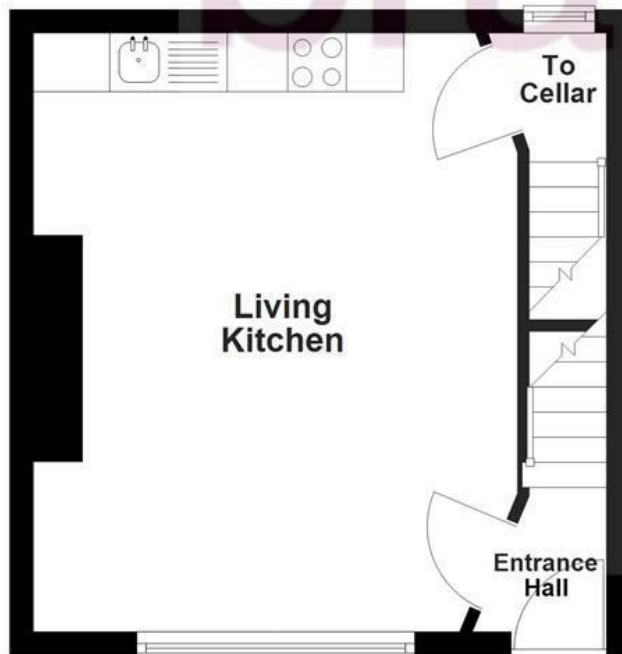
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



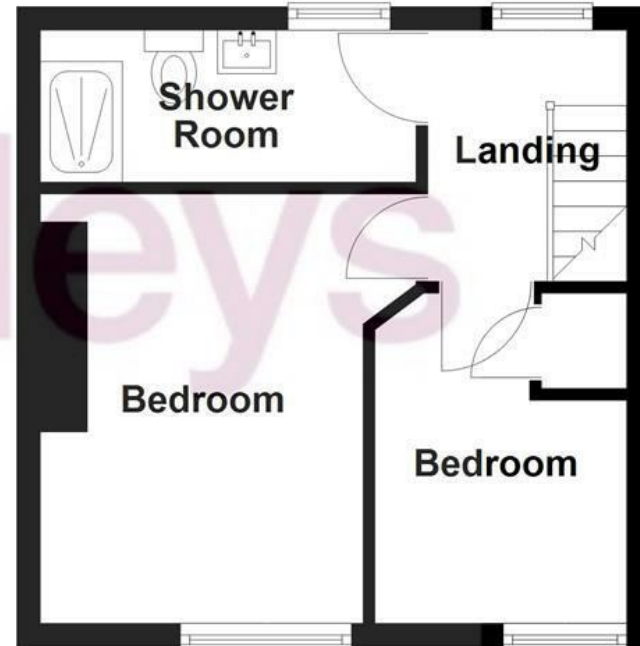
### Basement



### Ground Floor



### First Floor



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

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ents, we have the ability to offer  
and unbiased advice on all  
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we work in you

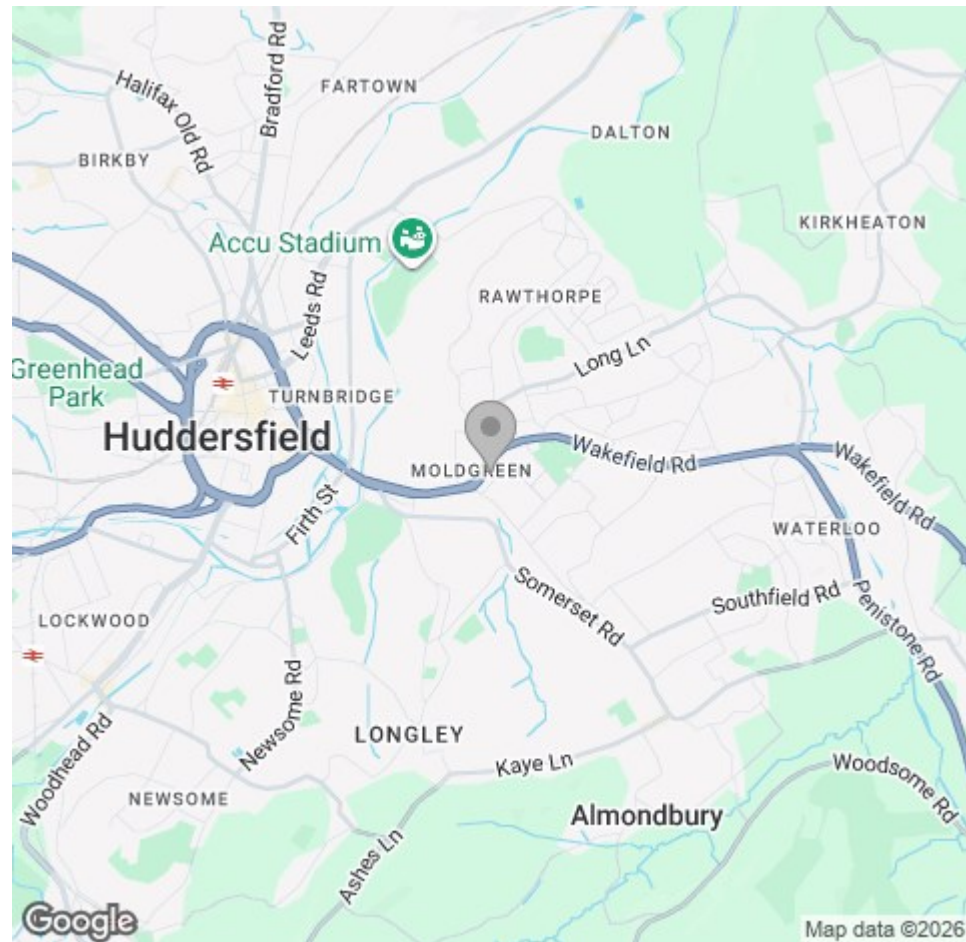
ket appraisal



01484 530361



sales@bram



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

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