



118 Gledholt Bank, Paddock, Huddersfield, HD1 4HE
£139,950

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NO UPPER CHAIN - ADDITIONAL SIDE GARDEN

This delightful end-terraced property offers three-storey accommodation together with useful cellars which provide additional storage/utility space. Being ideal for first-time buyers or those with a passion for gardening, thanks to its generous outdoor space and having uPVC double glazing, gas fired central heating and comprising: entrance vestibule, lounge and bathroom, lower ground floor dining kitchen and small conservatory which provides a lovely spot to enjoy your morning coffee while overlooking the garden and at first floor there are 2 bedrooms (1 double / 1 single).

The wooded aspect to the rear enhances the sense of tranquillity, making it a perfect retreat from the hustle and bustle of daily life. The good-sized garden is a true highlight, offering a wonderful opportunity for green-fingered buyers to cultivate their own outdoor oasis.

With parking available for one vehicle and a location that is convenient for local amenities, this property is not only practical but also well-situated for easy access to Huddersfield town centre.



GROUND FLOOR:

Entrance Vestibule

A composite entrance door gives access to the entrance vestibule. There is a staircase rising to the first floor and a central heating radiator.

Lounge

12'1" x 10'3" (3.68m x 3.12m)

The lounge has laminate flooring, a fireplace surround with gas fire, a central heating radiator and uPVC double glazed window to the front elevation.

Inner Hall

Having fitted cupboards with shelving and an additional cupboard houses the central heating boiler. A staircase leads down to the lower ground floor.

Bathroom

The bathroom has tiling to the walls and a three piece suite comprising wc, vanity sink and bath with shower attachment over. Also having a central heating radiator and a uPVC double glazed window.

LOWER GROUND FLOOR:

Cellar 1

10'1" x 6'0" (3.07m x 1.83m)

This useful cellar room provides storage space, has power and lighting, a stone table and ample room for a fridge and freezer.

Cellar 2

This second room also provides useful storage and has internal power and lighting.

Dining Kitchen

14'7 x 13'11 (4.45m x 4.24m)

This spacious dining kitchen has a range of wall and base units with working surfaces over, there is an inset stainless steel sink unit, space for a washing machine and gas cooker point. The kitchen has two uPVC double glazed windows which overlook the rear garden, there is a central heating radiator and door accessing the conservatory.

Conservatory

7'3 x 5'6 (2.21m x 1.68m)

Providing enough space for a couple of chairs and a small table. Having uPVC double glazed windows and side access door.

FIRST FLOOR:



Landing

Bedroom 1

14'11 x 8'5 to robe doors (4.55m x 2.57m to robe doors)

This double room has fitted robes to both alcoves and two uPVC double glazed windows to both front and rear elevations.

Bedroom 2

11'10 x 6'3 to robe doors (3.61m x 1.91m to robe doors)

Also having fitted robes, there is built in storage above the door, loft access hatch and a uPVC double glazed window.

OUTSIDE:

To the front is a garden with raised flower beds. The rear garden has a flagged patio with walled planted flower beds and hedging. The garden enjoys a pleasant wooded aspect to rear and provides a quiet spot for relaxation. To the side is an additional section of land which provides an off road parking space and garden/allotment space, ideal for a keen gardener.

Please note, there is a covenant on the garden land title which states that the land cannot be used for any purpose other than as a domestic garden/and or the erection of a garage thereon for the personal use of the owners/occupiers of 118.

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 Trinity Street (A640). At the roundabout, take the first exit onto Gledholt Road and continue down this road which becomes Gledholt Bank. The property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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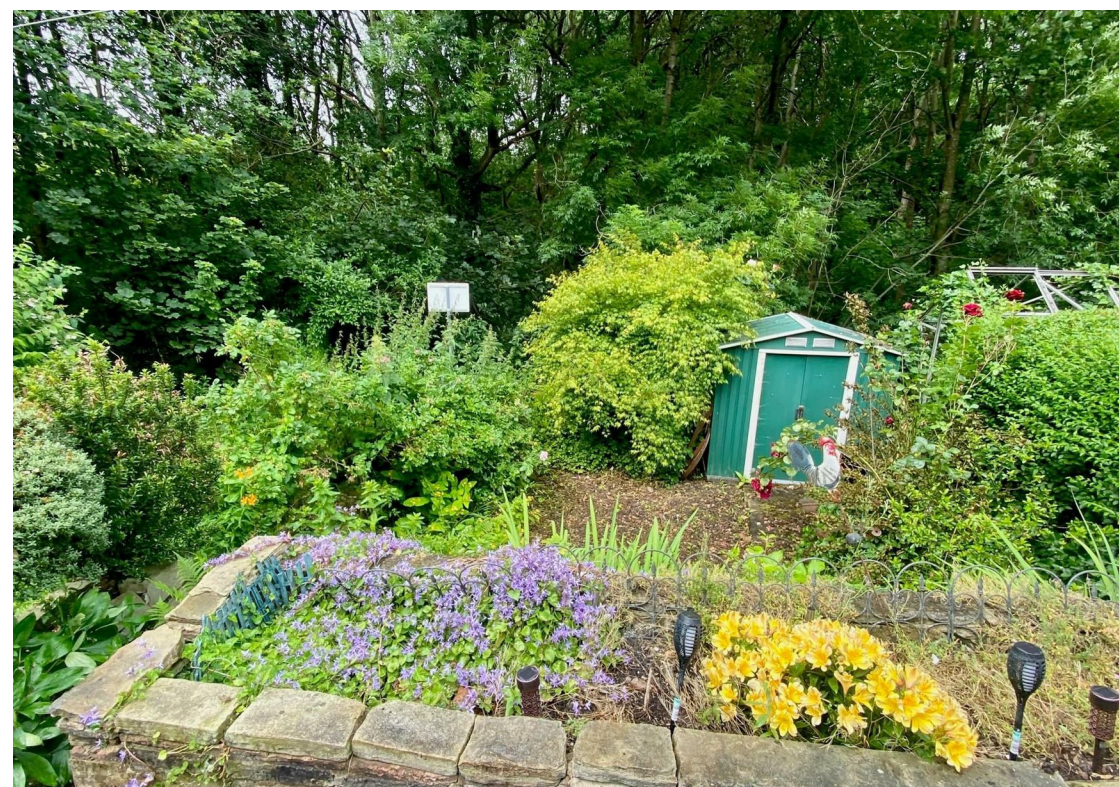
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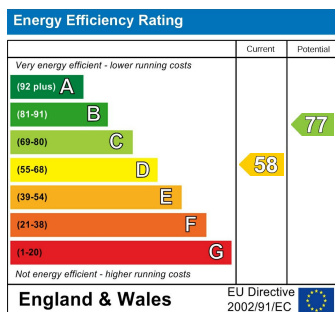
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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





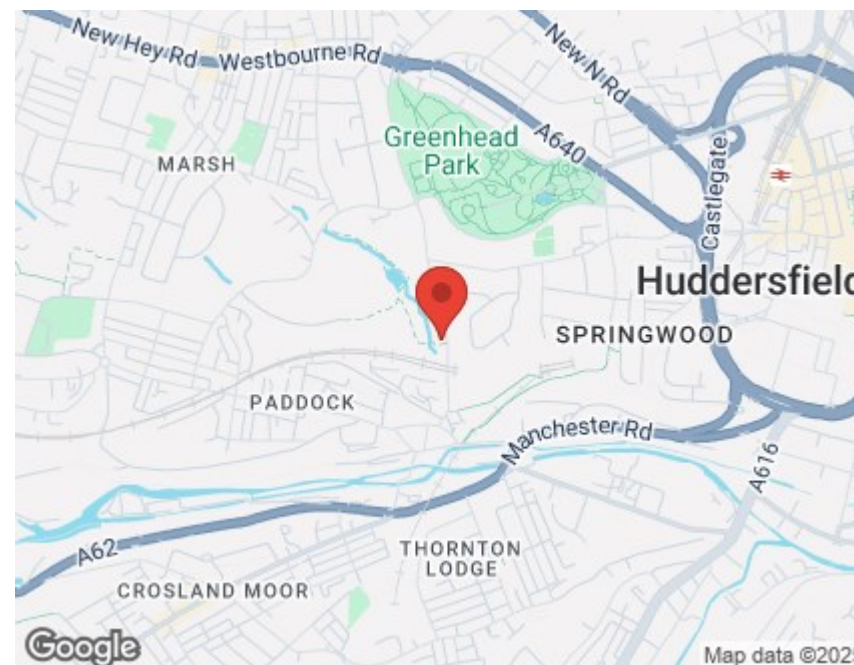


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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