



7 Heatherfield Crescent, Marsh, HD1 4QN  
£185,000

bramleys

## NO UPPER CHAIN

This 2 bedroom, mid townhouse is situated in this popular and much sought after residential area of Huddersfield. Having undergone recent modernisation, the property now provides a modern fitted kitchen and bathroom, uPVC double glazing, gas fired central heating, block paved parking area to the front and garden to the rear.

The property would make an ideal purchase for the first time buyer or investor buyer alike. With access to amenities within Marsh and Lindley, as well as a short drive to the M62 motorway network, this property requires an early viewing to appreciate the potential on offer.



## GROUND FLOOR:

A uPVC double glazed external door gives access to:-

### Entrance Hall

Fitted with a central heating radiator and an access door through to the:-

### Lounge

13'3" max to the bay x 11'4" max (4.04m max to the bay x 3.45m max)

Fitted with an electric log effect fire, this well proportioned reception room also has a central heating radiator and uPVC double glazed square bay window to the front.

### Breakfast Kitchen

14'6" x 8'5" (4.42m x 2.57m)

Peacefully situated to the rear of the property, the breakfast kitchen is fitted with a range of wall and base units with laminated work surfaces and part tiled walls. There is also a 4 ring gas hob with built-in oven, overhead extractor fan and light, 1.5 bowl stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine, central heating radiator and built-in understairs storage cupboard. An access door leads through to the rear utility porch/vestibule.

### Utility Porch

6'7" x 4'4" (2.01 x 1.32)

Having uPVC double glazed access door, power and light and venting for a tumble dryer.

## FIRST FLOOR:

### Landing

A staircase rises to the first floor landing.

### Bedroom 1

14'9" x 10'11" (4.50m x 3.33m)

Situated to the front of the property and fitted with a uPVC double glazed window and central heating radiator.

### Bedroom 2

11'7" max x 8'3" (3.53m max x 2.51m)

Peacefully situated to the rear of the property, having a uPVC double glazed window and central heating radiator.



### **Bathroom**

Being part tiled to the walls and furnished with a 3 piece white suite comprising low flush WC, pedestal wash basin and panelled bath with overhead Mira shower and shower screen. There is a chrome ladder style radiator and uPVC double glazed window.

### **OUTSIDE:**

To the front of the property is a block paved parking apron and to the rear there is a flagged patio with adjacent lawned gardens and being fully enclosed by perimeter fencing.

### **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.

### **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.**

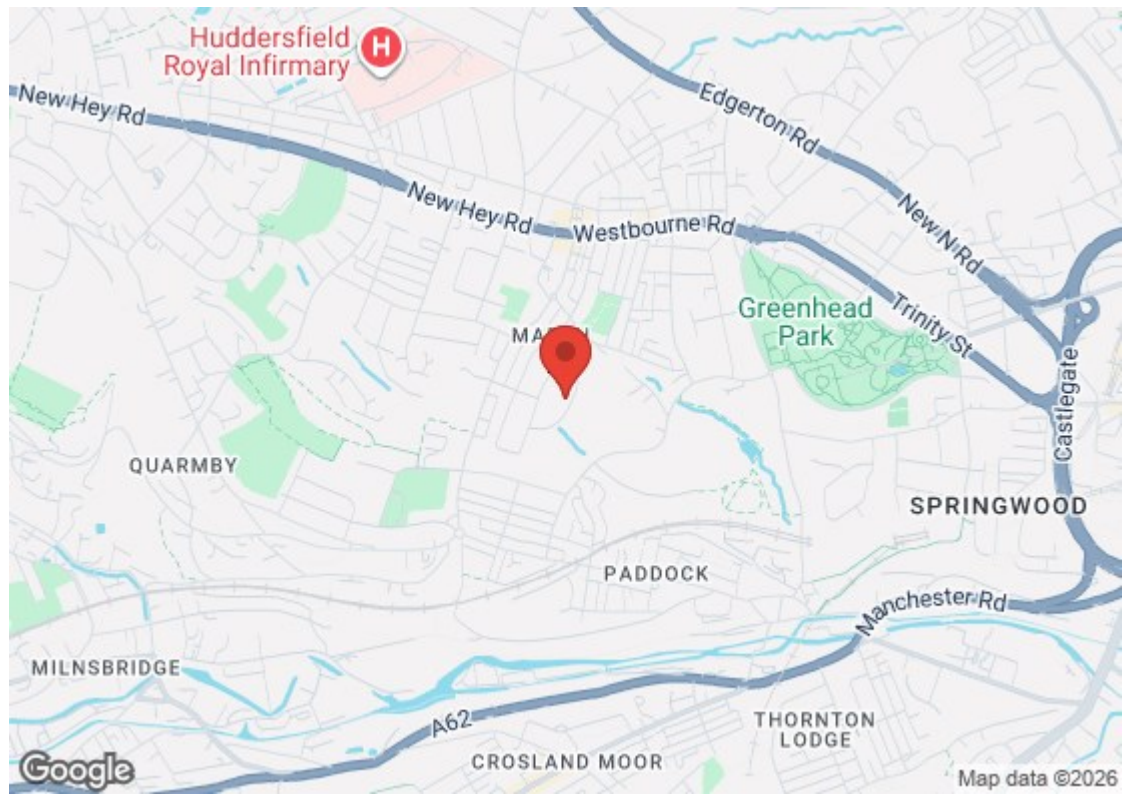
### **ONLINE CONVEYANCING SERVICES:**

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.

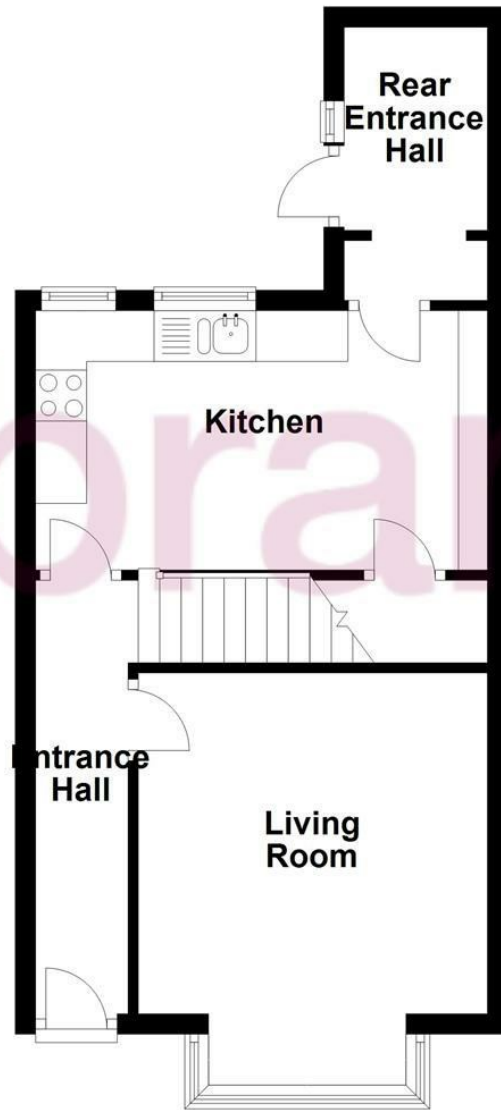
### **VIEWINGS:**

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





## Ground Floor



## First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>86</b> |
| (69-80) <b>C</b>                            | <b>69</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 |           |

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

Huddersfield | Halifax | Elland | Mirfield

