



38 Longfield Avenue, Golcar, Huddersfield, HD7 4BT

£270,000

bramleys



NO UPPER CHAIN

This brick built, 3 bedroomed semi-detached property is situated on this extensive corner plot in the popular residential area of Golcar. The property benefits from superb far reaching views, gas fired central heating, uPVC double glazing, detached garage and parking for 3/4 vehicles. With ample room for extension if required, the property would make an ideal purchase for those with a young and growing family looking to reside in this popular area of Huddersfield.



GROUND FLOOR:-

Enter the property via a uPVC double glazed entrance door into:-

Entrance Hall

Where there is a built-in under stair store cupboard and a central heating radiator.

Lounge

11'10" x 12'11" (3.61m x 3.94m)

Situated to the front of the property and fitted with a central heating radiator, a gas and coal effect living flame fire and benefitting from stunning far reaching views towards Castle Hill and Emley Moor beyond via the uPVC double glazed window. An archway leads to the dining room.

Dining Room

10'4" x 9'5" (3.15m x 2.87m)

Peacefully situated to the rear of the property and having uPVC double glazed French doors leading out onto the rear gardens,

ceiling coving, a central heating radiator and serving hatch to the kitchen.

Kitchen

10'8" max x 8'4" (3.25m max x 2.54m)

Comprising a range of antique oak effect floor and wall units with laminated working surfaces and part tiling to the walls. There are a range of integrated appliances including 4 ring electric hob with built-in oven and grill and overhead extractor fan and light, integral dishwasher, fridge and freezer. There is also a 1.5 bowl stainless steel sink unit with mixer taps and side drainer and a uPVC double glazed window.

Utility Porch

4'11" x 6'2" (1.50m x 1.88m)

Situated at the side of the property with a side access door leading onto the driveway and being fitted with base and wall cupboards, uPVC double glazed windows to the rear and side elevations and plumbing for a washing machine.

FIRST FLOOR:

Landing

There is a uPVC double glazed window and loft access.

Bedroom 1

12'1" x 10'2" (3.68m x 3.10m)

Situated to the front of the property with superb far reaching views to Castle Hill and Emley Moor via a uPVC double glazed window and fitted with a range of built-in furniture including 9 door wardrobes with hanging and shelving facilities, drawer units and a central heating radiator.

Bedroom 2

12'11" max x 9'5" (3.94m max x 2.87m)

Peacefully situated to the rear of the property and being fitted with a central heating radiator, a uPVC double glazed window and built-in 5 door wardrobes with hanging and shelving facilities.



Bedroom 3

7'11" x 8'8" (2.41m x 2.64m)

There is a central heating radiator and a uPVC double glazed window benefitting from far reaching views.

Shower Room

Furnished with a 3 piece white suite comprising low flush toilet, vanity wash bowl with cupboards beneath and a walk-in double width shower cubicle. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front, there are generous shaped lawned gardens with flowerbed borders. To the side, there are wrought iron entrance gates giving access to the tarmac parking apron with parking for 3/4 vehicles which in turn gives access to the single garage which has an up and over door and power and light points. To the rear, there is a flagged patio and seating area with raised beds to the perimeter, water tap and greenhouse to the rear of the garage.

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 and turn left onto Park Avenue just before Greenhead Park and then turn right onto Park Drive South. At the mini roundabout, take the second exit heading straight across onto Heaton Road and follow this road all the way to the T-junction. Turn right onto Church Street and then at the

roundabout take the second exit and then turn left onto Lowergate. At the end of this road, turn right onto Dale Street and then take the second left onto Royd Street and follow this road around as it becomes Greenway after the 4 way junction. At the end of this street, turn left onto Sycamore Avenue then turn right onto Longfield Avenue. After a short distance, the property can be found on the left side of the road on a corner plot clearly identified by the Bramleys for sale board.

TENURE:

The title is not currently electronically registered - we have therefore checked with the sellers solicitors who confirm the deeds show the property is Freehold.

COUNCIL TAX BAND:

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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:

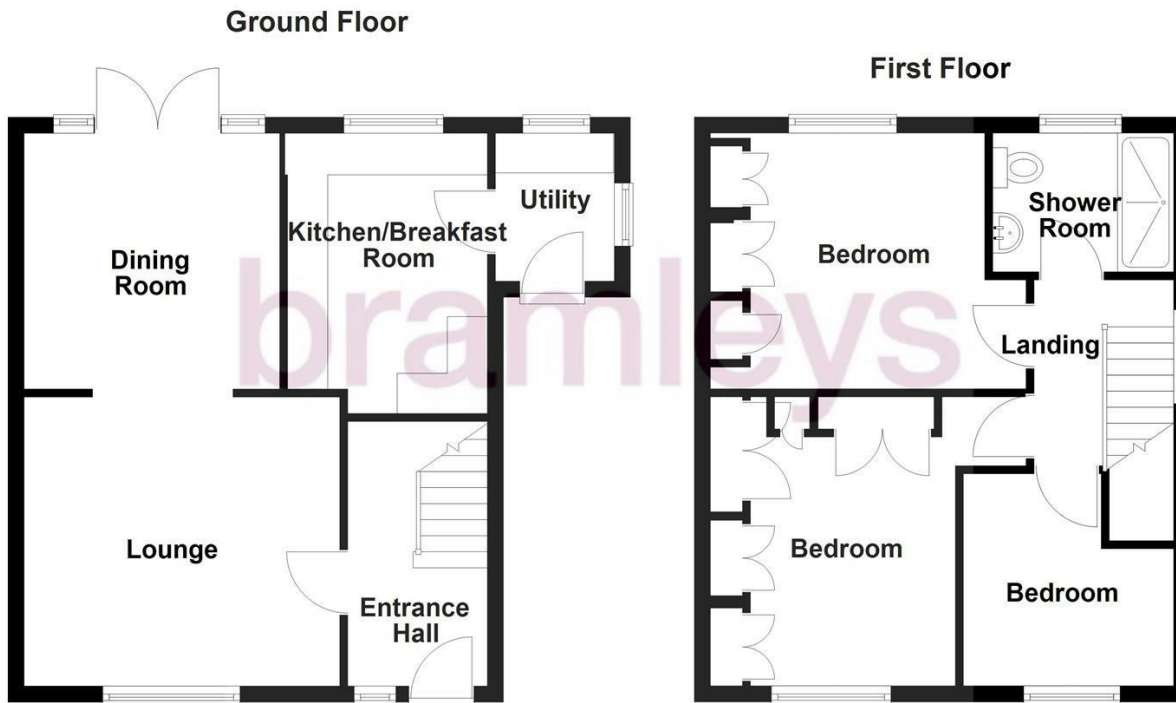
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







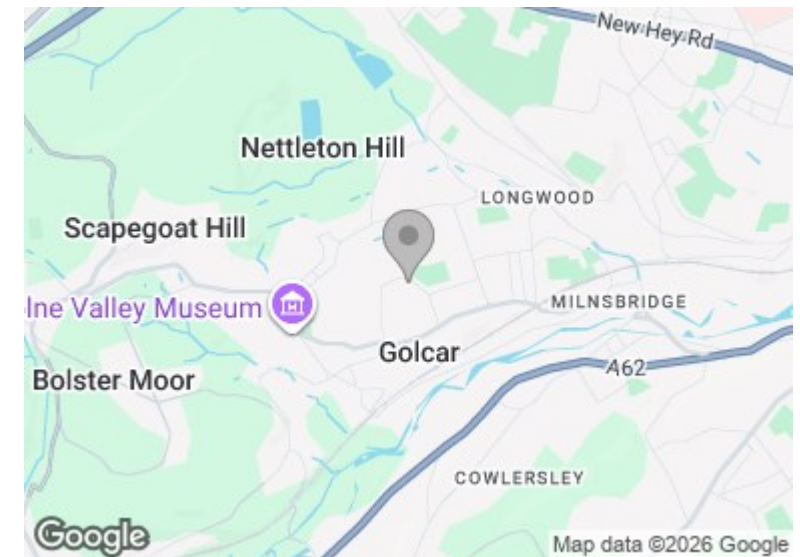
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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



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