



21a Calton Street, Hillhouse, Huddersfield, HD1 6JB

Offers Over £85,000

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21A



This stone-built, 4 bedroomed through terrace property is situated within a short walking distance of Huddersfield town centre and is being offered for sale with vacant possession upon legal completion. The property has gas fired central heating and uPVC double glazing but does require modernisation and improvement works which has been reflected in the asking price.

Energy Rating: D



## GROUND FLOOR:

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

### Entrance Hall

Where there is a central heating radiator.

### Lounge

13'0" x 13'10" (3.96m x 4.22m)

Fitted with a central heating radiator, uPVC double glazed window and a gas fire set into a fireplace with marble fire surround and mantel.

### Inner Hallway

There is a central heating radiator.

### Rear Vestibule

Comes with a stainless steel sink unit with side drainer, a uPVC double glazed window and rear access door.

### Dining Room

13'6" x 10'0" (4.11m x 3.05m)

Situated to the rear of the property and fitted with uPVC double glazed windows, a fitted gas fire and central heating radiator.

## LOWER GROUND FLOOR:

Staircase descends to the lower ground floor cellar which has the opportunity to be converted into additional living space.

## FIRST FLOOR:

### Landing

There is a uPVC double glazed window.

### Bedroom 1

13'5" x 11'4" (4.09m x 3.45m)

Fitted with a marble fireplace, central heating radiator and uPVC double glazed window.

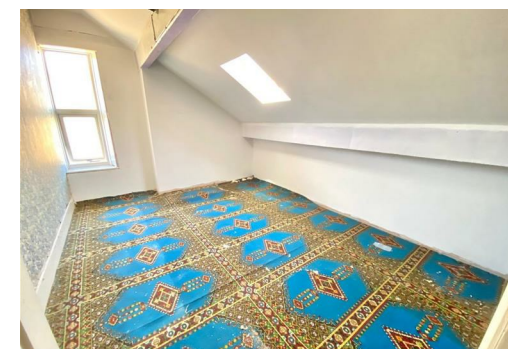
### Bedroom 2

13'1" x 10'2" (3.99m x 3.10m)

Situated to the front of the property and fitted with uPVC double glazed window, central heating radiator and Victorian style fireplace with inset tiled backcloth.

### Bathroom

Furnished with a 3 piece suite comprising low flush toilet, hand wash basin and Mira shower with tiled surround. The room has a wet room floor, central heating radiator and uPVC double glazed window.



## SECOND FLOOR:

### Landing

### Bedroom 3

11'2" x 8'10" (3.40m x 2.69m)

Fitted with a velux window and additional uPVC double glazed gable window.

### Bedroom 4

11'0" x 9'0" (3.35m x 2.74m)

There is a uPVC double glazed gable window.

## OUTSIDE:

The front of the property is street lined and there is a garden to the rear.

## 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 John William Street. At the traffic lights go straight ahead onto St Johns Road and at the junction A62, go straight ahead staying on St Johns Road. Take a right hand turning into Willow Lane and right into Calton Street.

## TENURE:

Leasehold - Term: 999 years from 29/09/1886 / Rent: £2.5s.4d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

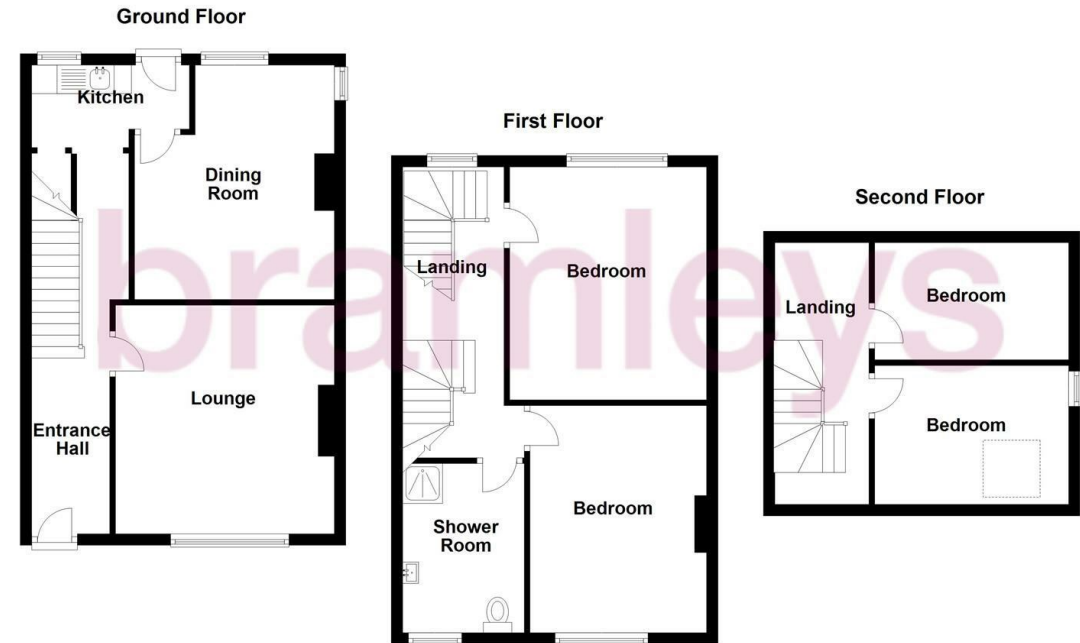
Band A

## 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.

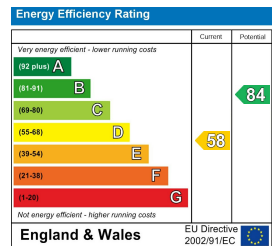


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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