



3 Huddersfield Road, Holmfirth, HD9 2JR
£155,000

bramleys

NO UPPER CHAIN

This 2 DOUBLE BEDROOM mid terrace cottage, is situated in the centre of Holmfirth village.

Being of interest to investors/developers, the property has recently undergone refurbishment works to the first floor, including new carpets, decoration and bathroom (fitted Nov 2024). However, the property does still require some further refurbishment to the ground floor and also provides further potential to create a third bedroom by splitting the main bedroom (subject to any necessary building regulations). Once works are completed, the property could make an ideal buy-to-let investment.

With feature exposed beams, gas fired central heating and accommodation briefly comprising:- lounge, dining kitchen, 2 bedrooms (large master bedroom being 19'2 x 12'5) and a modern three piece bathroom. Externally the property has a yard/seating area to the rear.

Situated within walking distance of the vibrant centre of Holmfirth, the property is ideally placed for access to the local amenities such as bars, cafes and shops.

An internal viewing is highly recommended to appreciate the space and potential that this property has to offer.

Energy Rating: D



GROUND FLOOR:

Lounge

14'6" x 11'11" (4.42m x 3.63m)

A timber entrance door gives access to the lounge which has feature beams to the ceiling, wall light points, a central heating radiator and sealed unit double glazed windows to the front elevation.

Dining Kitchen

14'8" x 11'10" min 11'9" max (4.47m x 3.61m min 3.58m max)

The kitchen has a range of wooden wall and base units with working surfaces over, gas cooker point, sink unit, understair storage/pantry, a central heating radiator and staircase rising to the first floor. There is a window to the rear and a timber stable door accessing the rear.

FIRST FLOOR:

Landing

Having exposed beams, cupboard housing the Ideal central heating boiler, loft access and a single glazed window to the rear with window seat.

Bedroom 1

19'2" x 12'5" (5.84m x 3.78m)

This larger than average double bedroom has sealed unit double glazed windows to the front, 2 central heating radiators and feature beams to the ceiling.

Bedroom 2

12'1" x 8'3" (3.68m x 2.51m)

Another double with a central heating radiator, beam and single glazed window to the rear.

Bathroom

Having paneling to the walls and a modern three piece suite comprising bath with shower over and screen, wc, pedestal wash hand basin, chrome ladder style radiator and a single glazed window.

OUTSIDE:

The property fronts onto the pavement and there is a passageway to the side which leads to the rear yard area which provides outside seating/hanging washing. The property extends over the side passageway at first floor level. Please note there is NO off road parking with the property.



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:

B

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.

Please note, due to the property being located next to a commercial premises. We would advise speaking with a mortgage adviser regarding criteria, if a mortgage is required to finance the purchase. As not all lenders will finance residential mortgages under these circumstances.

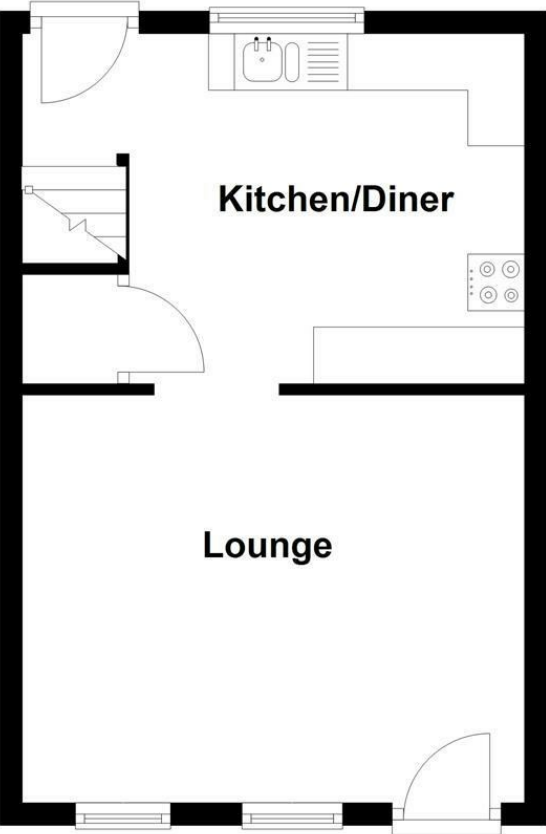
ONLINE CONVEYANCING SERVICES:

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.

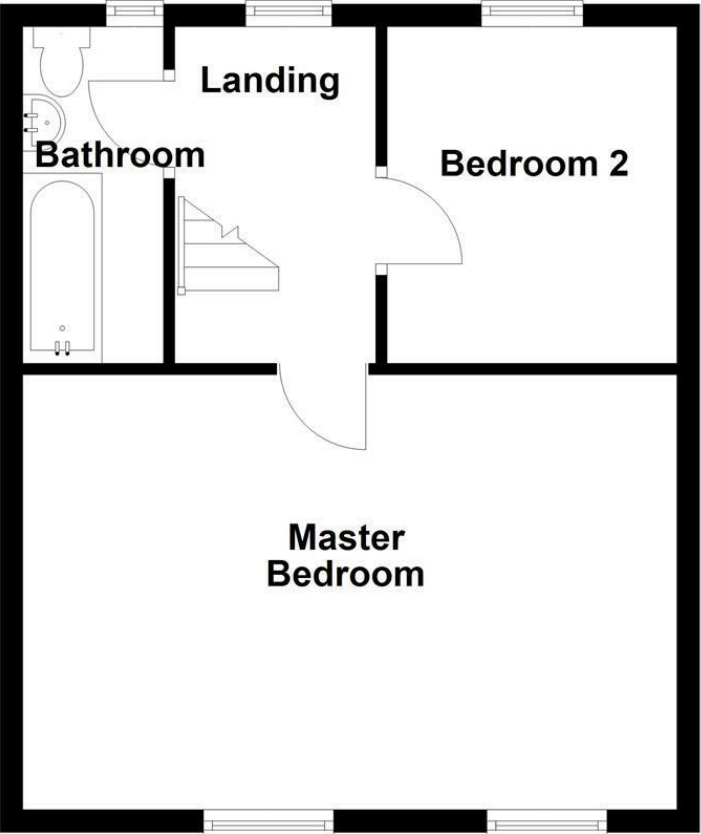




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Huddersfield | Halifax | Elland | Mirfield

