



33 Mitre Street, Marsh, Huddersfield, HD1 4NT  
£100,000

bramleys



### NO UPPER CHAIN

This one double bedroom, front, back to back property is situated within the well established area of Marsh, convenient for a range of local amenities, public transport and access to Huddersfield town centre. Requiring a programme of refurbishment and being offered for sale with no vendor chain. An ideal purchase for a first time buyer or alternatively a landlord/investor offering potential with some re-configuring of the layout to create a 2nd bedroom if required. The property has uPVC double glazing, a low maintenance garden to the front and accommodation comprising:- porch, lounge, separate kitchen, lower ground floor cellar, first floor landing, double bedroom and bathroom.



## GROUND FLOOR:

### Porch

5'1" x 3'9" (1.55m x 1.14m)

The porch has space and plumbing for a washing machine. An internal door gives access to the lounge.

### Lounge

15'0" x 12'1" (4.57m x 3.68m)

The lounge has a gas fire set onto a tiled hearth and backdrop, with timber fire surround. There is also a uPVC double glazed window.

### Kitchen

10'11" x 4'10" (3.33m x 1.47m)

Fitted with a range of wall and base units with working surfaces over and sink unit. There is also a gas cooker point, space for a tall fridge freezer, access to the cellar and a uPVC double glazed window.

## LOWER GROUND FLOOR:

### Cellar

5'0" x 8'10" (1.52m x 2.69m)

The cellar provides useful additional storage space with the main section having power, lighting, fuse box and stone table. There is also a coal cellar.

## FIRST FLOOR:

### Landing

Having a loft access point.

### Bedroom

15'1" x 10'11" (4.60m x 3.33m)

A spacious double bedroom with cast iron fireplace and a uPVC double glazed window.

### Bathroom

Having a three piece suite comprising wc, pedestal wash hand basin, bath and fitted cupboard housing the water cylinder. There is also a uPVC double glazed window.

## OUTSIDE:

There is a block paved garden to the front and an external water tap.





**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 proceed straight ahead into Westbourne Road. After passing the petrol station on the right hand side take the next right hand turning into Mitre Street where the property can be found on the left hand side.

**TENURE:**

Leasehold - Term: 999 years from 25 March 1902  
Rent : £4.12s.8d

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:**

A

**MORTGAGES:**

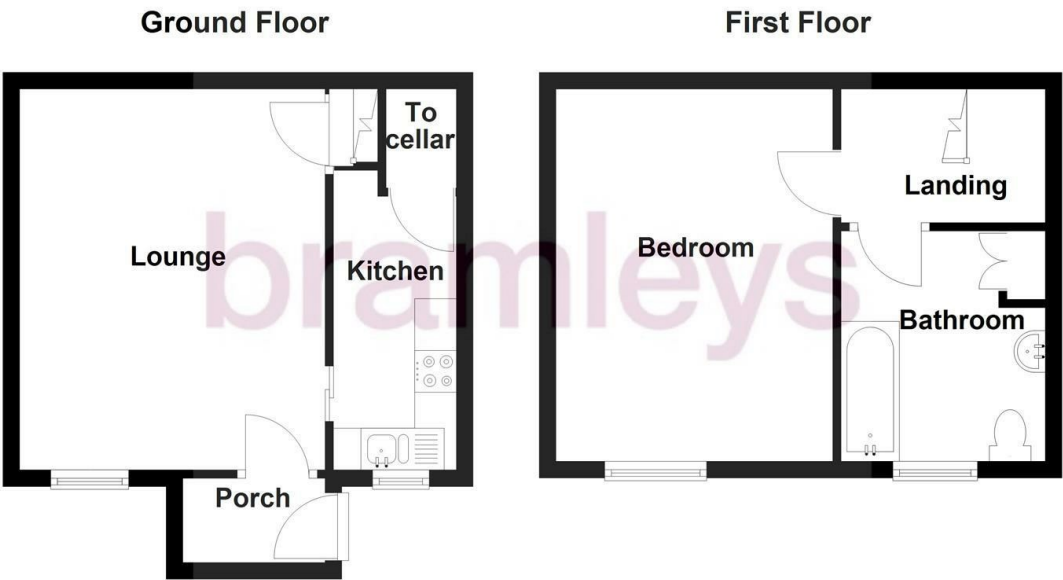
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



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

