



112 Lindley Moor Road, Ainley Top, Huddersfield, HD3 3RN  
Offers Over £300,000

bramleys





#### POTENTIAL DEVELOPMENT OPPORTUNITY

#### UNCONDITIONAL OFFERS IN EXCESS OF £300,000

This stone built 2 bedroomed end terraced property is situated in this popular residential location with gardens and grounds extending in total to 0.66 of an acre providing potential for further development (subject to the necessary local authority approvals). The property itself provides spacious accommodation extending to over 1,100 sq ft and has gas fired central heating, uPVC double glazing, additional lower ground floor storage cellars and attic room, together with formal gardens, detached double garaging and extensive gardens to the rear. The property could be reconfigured and extended to provide an outstanding spacious home or, alternatively, there is potential development to the land at the rear of the property (subject to the necessary local authority approvals).

Energy Rating: D



## GROUND FLOOR:

Enter the property via an external entrance door into:-

### Entrance Hall

Where there is central heating radiator and stairs elevating to the first floor.

### Lounge

15'4" x 12'4" (4.67m x 3.76m)

There is a central heating radiator and uPVC double glazed window.

### Dining Room

12'8" x 11'7" (3.86m x 3.53m)

Fitted with a central heating radiator, built-in store cupboards and an access door through to the kitchen and conservatory area.

### Kitchen/Conservatory Area

16'9" x 14'4" overall measurements (5.11m x 4.37m overall measurements)

Comprising a range of matching base and wall units, built-in gas hob and oven, plumbing for washing machine, uPVC double glazed windows and a central heating radiator.

## LOWER GROUND FLOOR:



## Storage Cellars

## FIRST FLOOR:

### Landing

With uPVC windows overlooking the rear garden.

### Bedroom 1

15'0" x 11'3" (4.57m x 3.43m)

There are 3 uPVC double glazed windows and a central heating radiator.

### Bedroom 2

11'5" x 8'11" (3.48m x 2.72m)

There is a central heating radiator and uPVC double glazed window.

### Family Bathroom

Furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath. There is also a central heating radiator and uPVC double glazed window.

## SECOND FLOOR:







#### 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 on 01484 530361 to book a viewing.

#### Attic Room

16'0" x 9'10" approx measurements with additional (4.88m x 3.00m approx measurements with additional )

An open tread staircase rises to the attic room.

#### OUTSIDE:

The property has a side driveway leading to the detached double garage/workshop. There are extensive gardens to the rear, being made up of lawns, mature trees, shrubs and bushes.

#### 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:

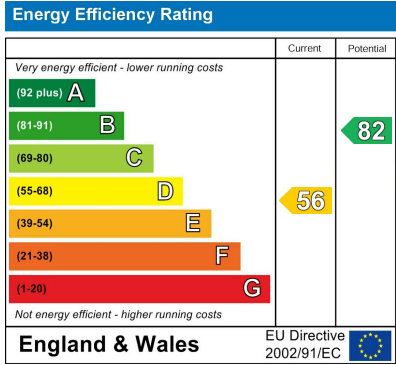
Leave Huddersfield via New North Road which then becomes Edgerton Road and then Halifax Road. At the traffic lights with the Cavalry Arms PH proceed straight ahead and continue up the road to the Ainley Top roundabout. Take the second turning into Rochdale Road which then becomes Lindley Moor Road where the property can be found identified by a Bramleys for sale board.









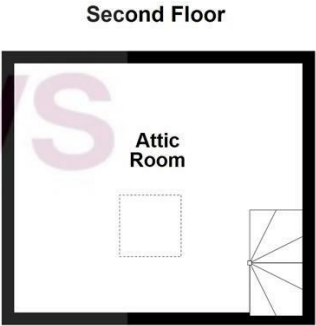
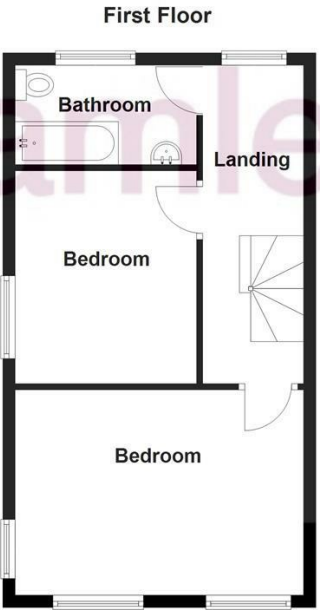
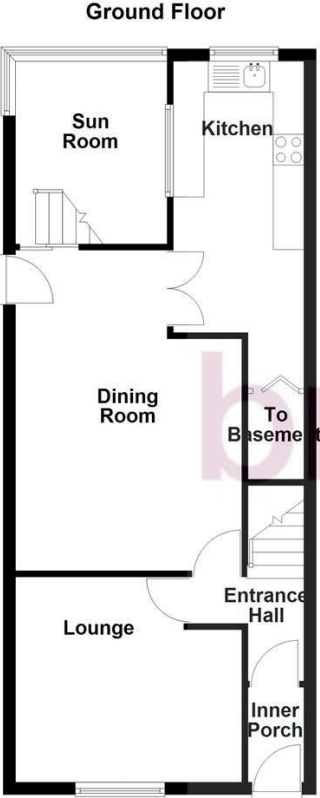
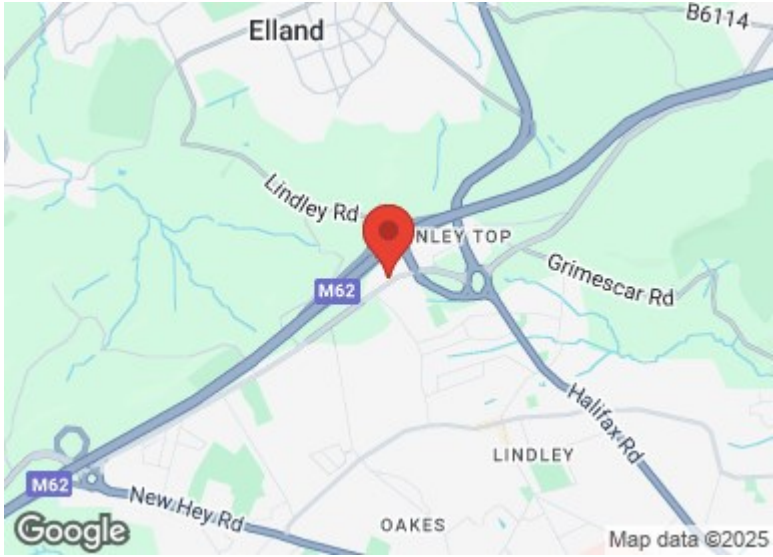


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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