



9 The Courtyard, Crosland Moor, Huddersfield, HD4 5RF

£87,950

bramleys



NO UPPER CHAIN

This one bedroomed mid terraced bungalow enjoys a cul-de-sac position. Conveniently located for amenities nearby, as well as public transport links to Huddersfield Town centre which is approximately two miles away. An ideal purchase for those requiring single storey living and being offered for sale with no vendor chain and vacant possession. Having sealed unit double glazing, electric heating and accommodation comprising: entrance hallway, lounge, kitchen, double bedroom and shower room. Externally there is an allocated parking space and an enclosed garden to the rear.



GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to the hallway. There is an electric heater and a fitted cupboard.

Lounge

12'7" x 10'10" (3.84m x 3.30m)

The lounge has an electric storage heater and sliding patio doors to the rear.

Kitchen

10'10" x 5'10" (3.30m x 1.78m)

The kitchen has a serving hatch and a range of wall and base units with working surfaces over, stainless steel sink unit, electric cooking point, space for a tall fridge freezer and space for a washing machine. There is also an electric wall heater and a sealed unit double glazed window.

Bedroom

10'11" x 9'3" (3.33m x 2.82m)

This double room has an electric heater and a sealed unit double glazed window.

Shower Room

Having part tiled walls, shower enclosure, wc, pedestal wash hand basin and a sealed unit double glazed window.

OUTSIDE:

There is an allocated off road parking space within the courtyard and a gravelled garden to the rear with garden shed.

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 Manchester Road (A62), proceed through the traffic lights at Longroyd Bridge and at the traffic lights in Thornton Lodge bear left onto Blackmoorfoot Road. Proceed up the road and after passing through the main cross roads in Crosland Moor, The Courtyard can be found as a turning on the right hand side. Follow the road round into the courtyard and the property is on the right hand side.

TENURE:

Leasehold - Term: 999 years from 1 January 1987
Ground Rent : £20 per annum

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 01484 530361.

Ground Floor



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

