



4 Savile Road, Lindley, Huddersfield, HD3 3DH

£155,000

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This 2 DOUBLE bedroom through terrace property is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Being situated in the sought after location of Lindley, with local amenities, Huddersfield Royal Infirmary and the centre of Lindley all within walking distance making this an ideal purchase for an investor or first time buyer. The property requires re-decoration and refurbishment providing a blank canvass for the new owner to make their own and comprises: spacious lounge, separate kitchen, lower ground floor cellar, 2 double bedrooms and three piece bathroom. Externally, there is a gated patio garden to the front and a shared yard to rear.

Energy Rating: E



## GROUND FLOOR:

### Entrance

A uPVC entrance door gives access to the property which has a staircase rising to the first floor.

### Kitchen

13'10" x 8'3" (4.22m x 2.51m)

The kitchen has a range of wall and base units with working surfaces over and an inset sink unit. There is a breakfast bar, central heating radiator, space for a Range style gas cooker, space for a washing machine, and space for a tall fridge freezer. The kitchen houses a central heating boiler, gives access to the cellar and is fitted with 3 uPVC double glazed windows.

### Lounge

13'11" x 11'11" (4.24m x 3.63m)

The lounge has a stove set within the chimney breast. There is also a central heating radiator and uPVC double glazed window.

## LOWER GROUND FLOOR:

### Cellar

The cellar houses the fuse box.

## FIRST FLOOR:

### Landing

Having a central heating radiator, a uPVC double glazed window and access to the loft.

### Bedroom 1

11'5" x 14'0" (3.48m x 4.27m)

This double bedroom has a central heating radiator, fitted wardrobes and a uPVC double glazed window.

### Bedroom 2

12'0" x 8'8" (3.66m x 2.64m)

Another second double room, which has a central heating radiator and a uPVC double glazed window.

### Bathroom

The bathroom has part tiled walls and is furnished with a 3 piece suite comprising of a bath with shower over, low flush WC and a pedestal wash hand basin. There is also a central heating radiator and a uPVC double glazed window.

## OUTSIDE:

There is a partially flagged garden area to the front with planted borders and shared yard to 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 Trinity Street (A640), continue to the Gledholt roundabout and proceed straight ahead into Westbourne Road which then becomes New Hey Road. At the roundabout turn right into Acre Street and then right onto Savile Road where the property can be found on the right hand side. Permit parking to front.

TENURE:

Leasehold - Term: 999 years from 1 May 1910  
Rent : £1 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.



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

