



3, Kirby Row Shop Lane, Kirkheaton, Huddersfield, HD5 0DF

£145,000

bramleys



NO UPPER CHAIN

This charming 2 bedroom, mid terraced through by light property, is situated in the desirable village of Kirkheaton. In need of modernisation and improvement, this property offers excellent potential could make an ideal home for the first time buyer or alternatively those looking for an investment project.

Providing additional storage space within the cellar and loft, together with convenient access to local amenities, the property also benefits from an off road parking space, together with low maintenance garden area.

An early internal viewing is highly recommended to appreciate the potential this property has to offer.

Energy Rating: C



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a central heating radiator and stairs leading up to the first floor.

Lounge

11'4" x 11'11" max (3.45m x 3.63m max)

Having a central heating radiator, uPVC double glazed window to the front elevation and fireplace with stone mantel and hearth.

Kitchen

6'2" x 16'3" (1.88m x 4.95m)

Fitted with a range of wall, drawer and base units, laminate work surface, twin bowl stainless steel sink and tiled splashbacks. There is a double glazed window and further single glazed window to the rear elevation, central heating radiator, a 5 ring gas hob, shoulder level electric oven, space and plumbing for a washing machine/or dishwasher. A door provides access to the lower ground floor.



LOWER GROUND FLOOR:

Cellar

Fitted with a central heating radiator and small window. The cellar provides useful additional storage space.

FIRST FLOOR:

With access to the loft via a ceiling hatch with retractable ladder. The loft provides additional space for light storage.

Landing

Having a central heating radiator and window to the rear elevation. There is also a ceiling hatch which provides access to the loft.

Bedroom 2

10'0" max x 6'10" (3.05m max x 2.08m)

Having useful built-in wardrobes with hanging and shelving facilities, a central heating radiator and a window to the rear elevation. The central heating boiler is housed within the wardrobe.



Bedroom 1

9'8" x 10'8" (2.95m x 3.25m)

Having a central heating radiator, uPVC double glazed window to the front elevation and a decorative fireplace.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There is also a central heating radiator, built-in bulkhead storage and a uPVC double glazed window to the front elevation.

OUTSIDE:

To the front of the property there is a pebbled path which leads up to the front door. The garden has timber fenced boundaries, a decked and a pebbled area plus a section of mature shrubs. Currently the garden area provides an off street parking space for a medium sized car but there is potential to create a larger space if required.

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 Wakefield Road (A629), passing through the traffic lights in Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo go straight ahead continuing along Wakefield Road, take a left turn into Waterloo Road and follow this road until its conclusion. At the mini-roundabout

take a right hand turning into Albany Road which becomes School Lane, St.Marys Lane and then Shop Lane. Follow the road and just before the bend into Town End, the entrance to Kirby Row will be found on the right hand side, clearly identified by the Bramleys for sale board.

Using the app What3words, the property can be found by entering the following:
///fingernails.hurray.easy

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:

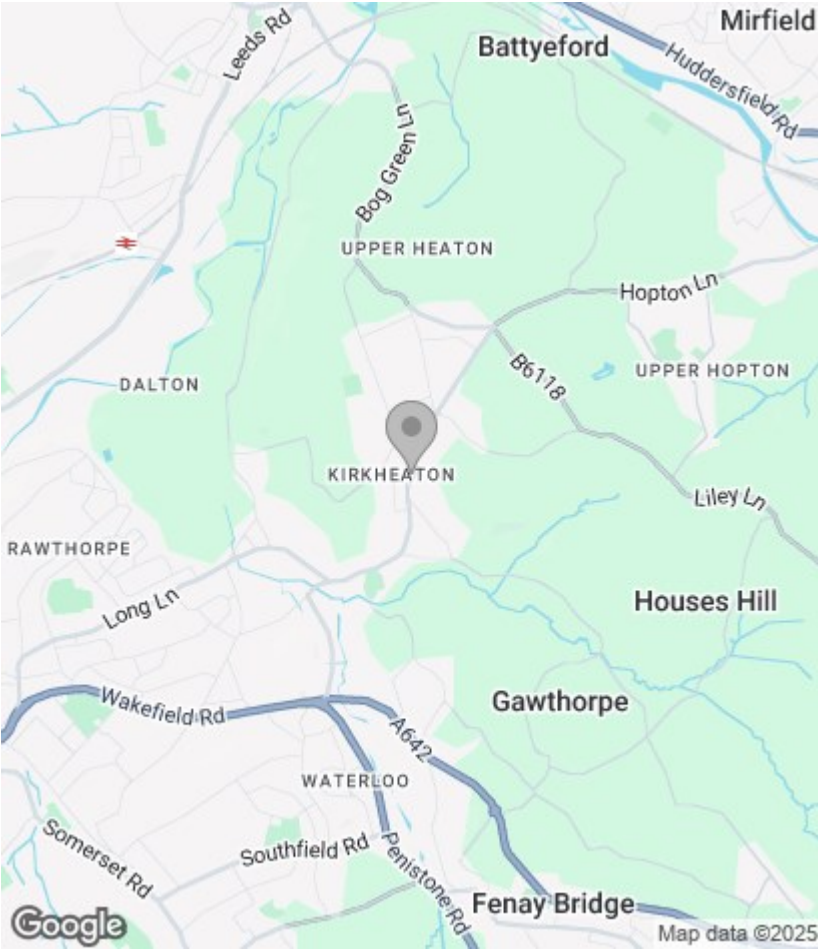
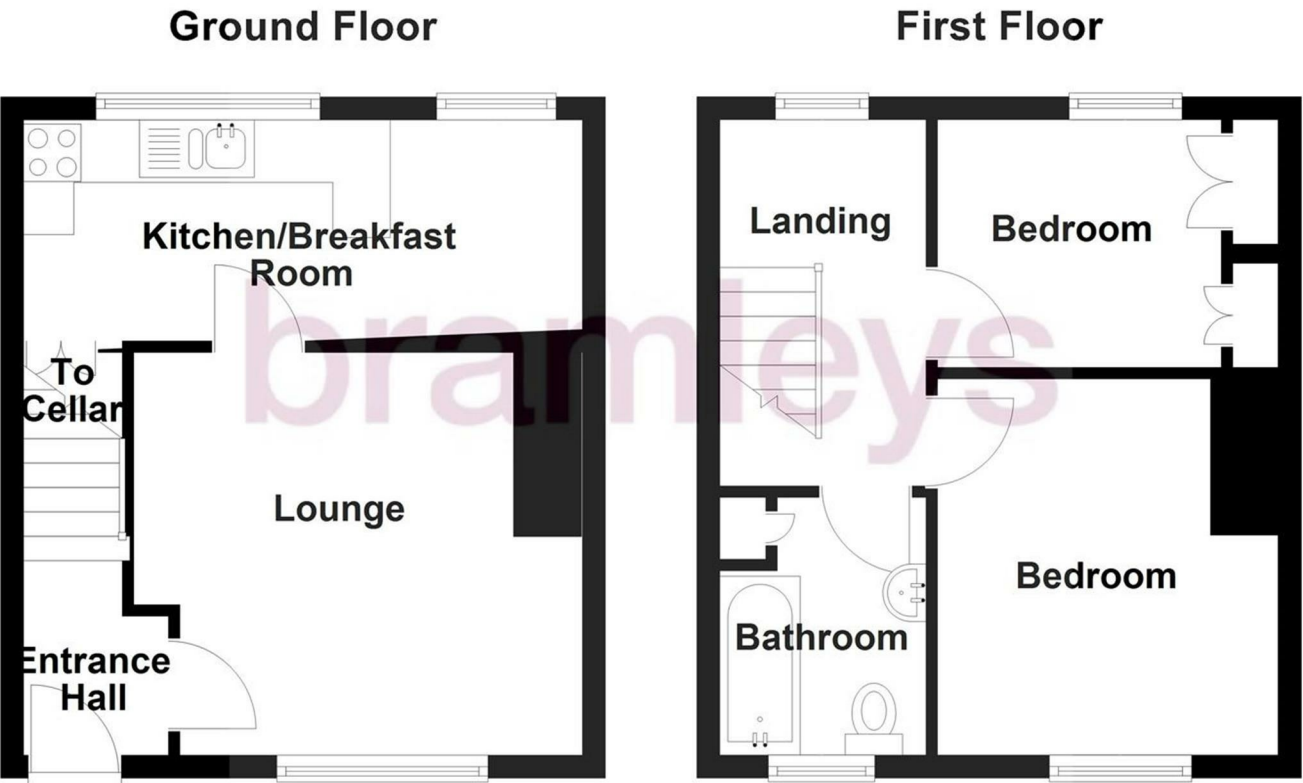
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	