



713 Manchester Road, Milnsbridge, Huddersfield, HD4 5SH  
£85,000

bramleys





### NO UPPER CHAIN

This 3 bedroom, stone built end terraced property is situated approximately 1.5 miles from Huddersfield town centre and located on a main bus route. The property does require an extensive programme of modernisation and improvement works, however this has been reflected within the asking price.

The property has uPVC double glazing and is situated close to the centre of Milnsbridge, where most daily requirements can be satisfied.





## GROUND FLOOR:

Enter the property through a uPVC external door into:-

### Entrance Hall

With a central heating radiator.

### Lounge

13'7" x 13'6" (4.14m x 4.11m)

Having a uPVC double glazed window and central heating radiator.

### Breakfast Kitchen

16'8" x 7'3" (5.08m x 2.21m)

This good sized kitchen currently has wall and base units, inset stainless steel sink, plumbing for a washing machine, 2 uPVC double glazed windows, a central heating radiator, gas cooking point and a composite rear access door. There is also a built-in understairs storage cupboard.

## FIRST FLOOR:

### Landing

### Bedroom 1

12'9" x 9'4" (3.89m x 2.84m)

With a central heating radiator and uPVC double glazed window.

### Bedroom 2

10'7" x 8'4" (3.23m x 2.54m)

With a central heating radiator and uPVC double glazed window.

### Bedroom 3

9'6" x 7'0" inc bulkhead (2.90m x 2.13m inc bulkhead)

With a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash basin and panelled bath. There is a uPVC double glazed window and ladder style radiator.



OUTSIDE:

The property has a small buffer garden to the front. To the rear there is a stone outbuilding.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

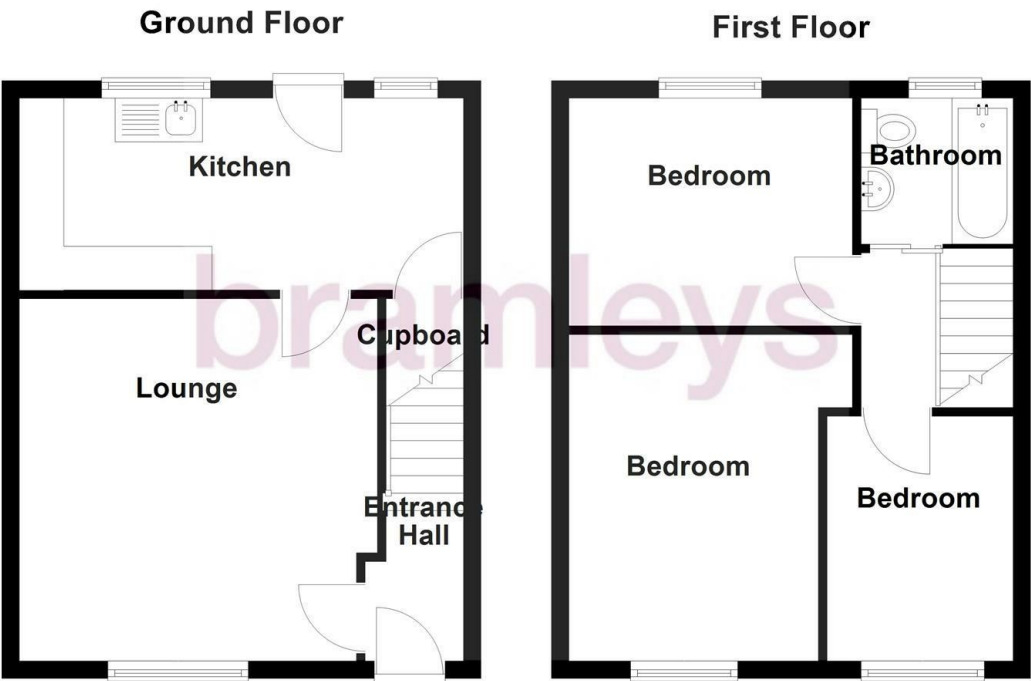
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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		
(69-80) C		
(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	