



1 Sharp Lane, Almondbury, Huddersfield, HD5 8UH  
£159,950

bramleys



This terraced cottage is situated within walking distance of the much sought after village of Almondbury. Offering well presented accommodation over two floors, together with a useable tanked cellar. Having undergone a programme of refurbishment work in recent years and being an ideal purchase for a first time buyer or professional couple. Having a modern gas fired central heating system, double glazing, security alarm and comprises: entrance vestibule, fitted kitchen with integrated appliances, lounge with fireplace, three piece bathroom and 2 double bedrooms. There is a shared patio garden to rear (shared with 93 Westgate also available for sale) together with a further communal yard area which has hanging rights.





## GROUND FLOOR:

### Entrance Vestibule

A solid timber door with glazed panels gives access to the entrance vestibule which has exposed wood floorboards, a central heating radiator and a staircase rising to the first floor.

### Lounge

13'11" x 11'5" (4.24m x 3.48m)

This cosy reception room has a fireplace surround with gas fire, laminate flooring, a central heating radiator, ceiling coving and a uPVC double glazed window.

### Dining Kitchen

13'1" x 8'7" (3.99m x 2.62m)

Having tiled flooring and an extensive range of quality wall and base units with working surfaces over, integrated oven,

electric hob, extractor hood, sink unit, integrated fridge and space and plumbing for a washing machine. The kitchen houses the central heating boiler and has a sealed unit double glazed window, a central heating radiator and external door leading to the shared patio garden.

## LOWER GROUND FLOOR:

### Cellar

15'4" x 5'9" (4.67m x 1.75m)

This useful tanked cellar has a central heating radiator, internal power and lighting and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

The landing has a access to the loft via a pull down ladder. We are informed the loft is part boarded.

## Bedroom 1

12'0" x 10'10" max (3.66m x 3.30m max)

Having exposed wood floorboards, a central heating radiator and a uPVC double glazed window.

## Bedroom 2

13'1" max x 7'10" (3.99m max x 2.39m)

This second double room also has exposed wood floorboards, a central heating radiator and a uPVC double glazed window.

## Bathroom

The bathroom has a wc, pedestal wash hand basin, bath with mixer tap shower attachment over and screen, bulkhead storage, a central heating radiator and a uPVC double glazed window.



### OUTSIDE:

To the rear is a shared enclosed flagged patio garden. The garden is shared with 93 Westgate. Also to the rear of the row of terraces is a communal garden which is used for hanging out washing.

### 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 (A642). Proceed through the traffic lights at Aspley and at the next set of traffic lights take the right hand lane turning right into Somerset Road. Follow this road up into the centre of Almondbury village, bearing right onto Westgate and then left onto Sharp Lane where the property can be found immediately on the left hand side.

### 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.

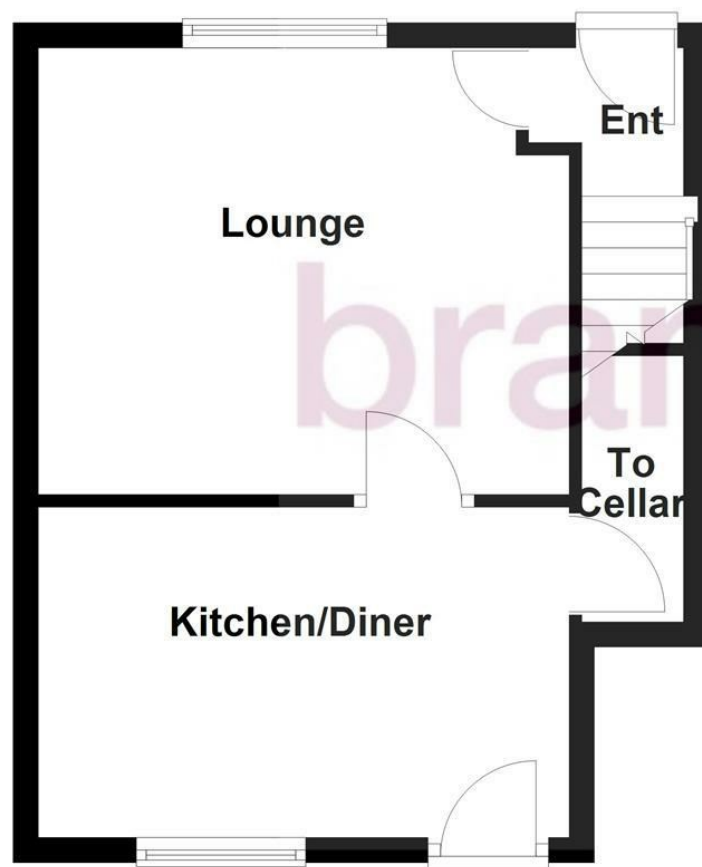




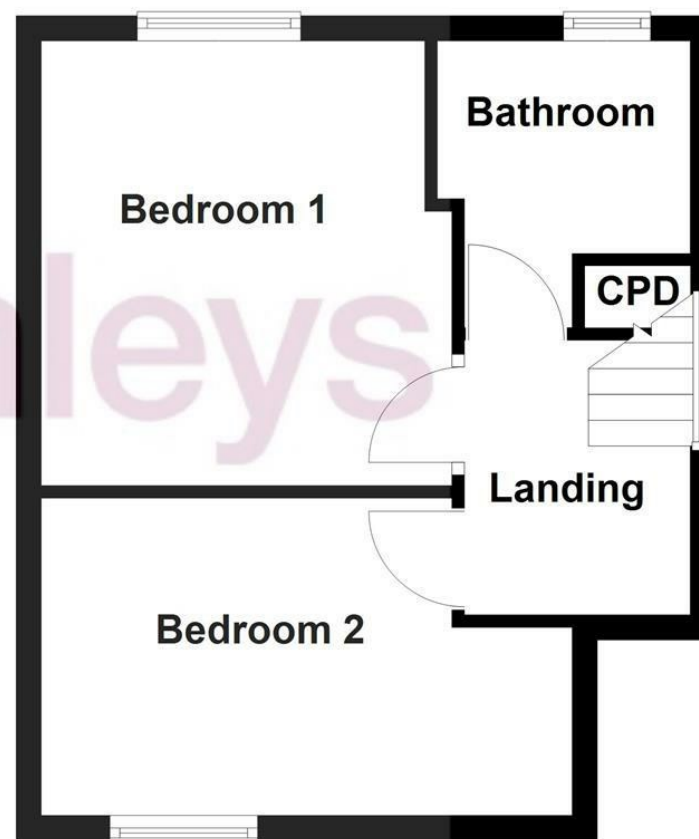





## Ground Floor



## First Floor



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

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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