



82 Willow Lane, Birkby, Huddersfield, HD1 5EB

£139,950

bramleys





ATTENTION LANDLORDS, IDEAL PURCHASE FOR INVESTMENT

This 3 bedroom through end terrace (1 of 4 available for sale) is offered with NO VENDOR CHAIN & VACANT POSSESSION. Having uPVC double glazing, gas fired central heating and accommodation over two floor levels comprising: entrance hall, lounge, kitchen, lower ground floor cellar, first floor landing, 3 bedrooms (2 doubles 1 single) and three piece bathroom. Externally there is a garden area to front and side, together with a shared yard to the rear.

Convenient for amenities and public transport.

Energy Rating: D



GROUND FLOOR:

Entrance Hall

A modern entrance door gives access to the entrance hall which has a staircase rising to the first floor and a central heating radiator.

Lounge

14'8" x 13'9" (4.47m x 4.19m)

The lounge has a wall mounted electric fire, a central heating radiator and a uPVC double glazed window to the front elevation.

Dining Kitchen

15'6" average x 7'10" (4.72m average x 2.39m)

The kitchen has a range of wall and base units with working surfaces over, stainless steel sink unit, integrated gas hob with extractor hood over, integrated oven, space for washing machine and under counter fridge. The kitchen gives access to the cellar, there is a central heating radiator, two uPVC double glazed windows to the rear and a uPVC external door.

LOWER GROUND FLOOR:

Cellar

The cellar has a stone table, houses the fuse box and there is a uPVC double glazed window.

FIRST FLOOR:

Landing

Bedroom 1

14'11" max / 11'6" min x 9'8" max (4.55m max / 3.51m min x 2.95m max)

This double room has a central heating radiator and a uPVC double glazed window.

Bedroom 2

8'6" x 7'11" (2.59m x 2.41m)

This second double room has a central heating radiator and a uPVC double glazed window.

Bedroom 3

8'8" x 6'11" inc bulkhead (2.64m x 2.11m inc bulkhead)

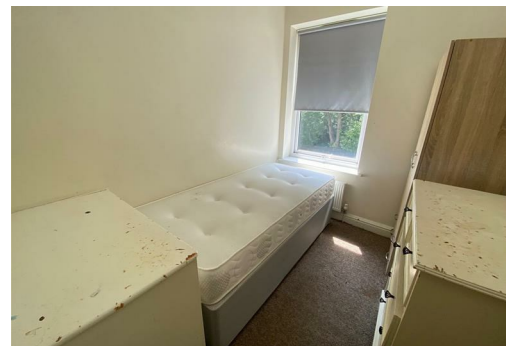
A comfortable single bedroom which has a bulkhead, a central heating radiator and a uPVC double glazed window.

Bathroom

Having a bath with mixer tap shower attachment over and shower screen, wc, pedestal wash hand basin, wall mounted central heating boiler, chrome ladder style radiator and a uPVC double glazed window.

OUTSIDE:

To the front is a buffer garden to front and side and a 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 the ring road onto St Johns Road. Continue past Dunhelms on the right and turn right onto Willow Lane where the property can be found on the left hand side.

TENURE:

Leasehold: 999 years from 29 September 1891

Ground Rent: TBC

COUNCIL TAX BAND:

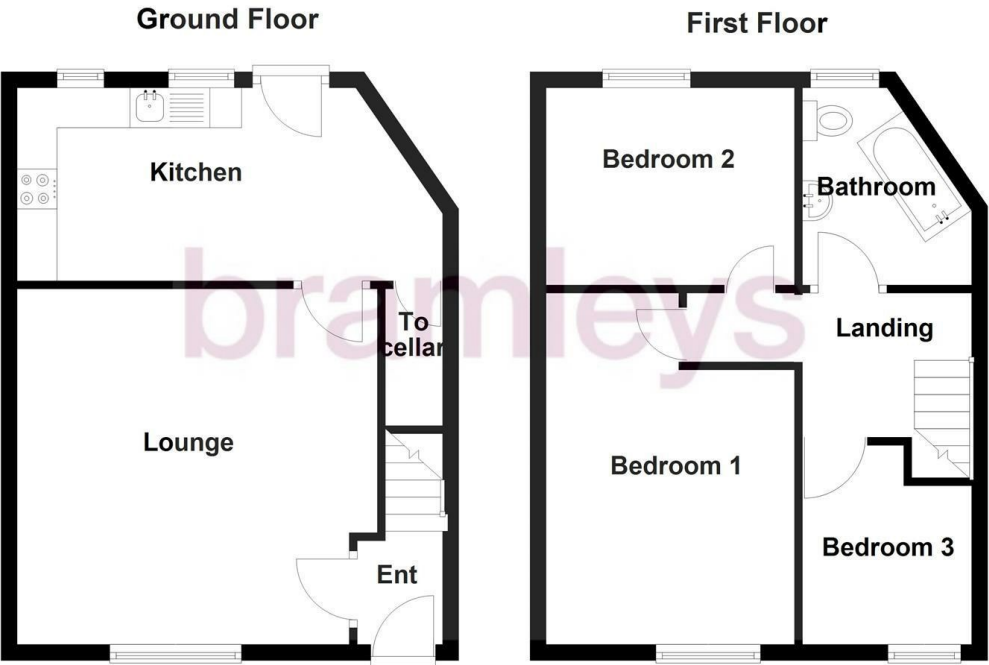
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MORTGAGES:

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		