



65 Halifax Old Road, Huddersfield, HD1 6EE

£190,000

bramleys

Situated in the popular area of Hillhouse, is this spacious 4 bedroom end terraced property. Offering an excellent opportunity for first time buyers or families, the property is conveniently located close to well regarded local schools, amenities and commuter links to Huddersfield town centre. This home provides both comfort and convenience.

Offered for sale with vacant possession, it features a detached garage and driveway which provides off road parking. Internally there is accommodation which offers great potential for someone looking to put their own stamp on a family home. With its generous layout and popular location, this property represents a fantastic opportunity to create a home tailored to your own specification.



GROUND FLOOR:

Enter the property through an external door.

Entrance Hall

With a central heating radiator, useful understairs storage cupboard and access to the lounge and dining kitchen.

Lounge

13'3" max x 14'10" (4.04m max x 4.52m)

Having a central heating radiator and a uPVC double glazed window to the front elevation. There are also double doors leading into the dining kitchen.

Dining Kitchen

13'3" x 14'10" (4.04m x 4.52m)

Fitted with a range of wall, drawer and base units, laminate work surfaces and a stainless steel sink with side drainer. There is also tiling to the splashbacks, a central heating radiator, integral 4 ring gas hob with extractor hood over, shoulder level oven and grill, space for a fridge freezer, uPVC double glazed window to the rear elevation and access to the rear entrance.

Rear Entrance

Having a central heating radiator and an external door leading out to the rear elevation. Stairs give access to the first floor.



FIRST FLOOR:

Landing

Having access to the loft via a ceiling hatch.

Bathroom

A 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle with glass shower guard and rainfall shower head. There is full tiling to the walls, a central heating radiator, bulk-head storage cupboard and a uPVC double glazed window to the rear elevation.

Bedroom 1

8'6" x 14'11" (2.59m x 4.55m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom 2

10'6" x 14'11" (3.20m x 4.55m)

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

Bedroom 3

7'1" x 14'8" (2.16m x 4.47m)

With a central heating radiator and a uPVC double glazed window to the rear elevation.



Bedroom 4

5'5" x 14'10" (1.65m x 4.52m)

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

OUTSIDE:

To the front of the property there is a flagged driveway and a larger style passageway which provides pedestrian and vehicular access (small car) to the rear elevation. To the rear there is a flagged patio area and access to the garage.

Garage

A single detached garage with up and over door, together with personal door.

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 Bradford Road (A641) and at the first set of traffic lights turn left into Halifax Old Road, where the property will be found after a short distance on the left hand side.

TENURE:

Freehold - please note, as one of the bedrooms sits over the passageway the property forms part of a flying freehold.

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.

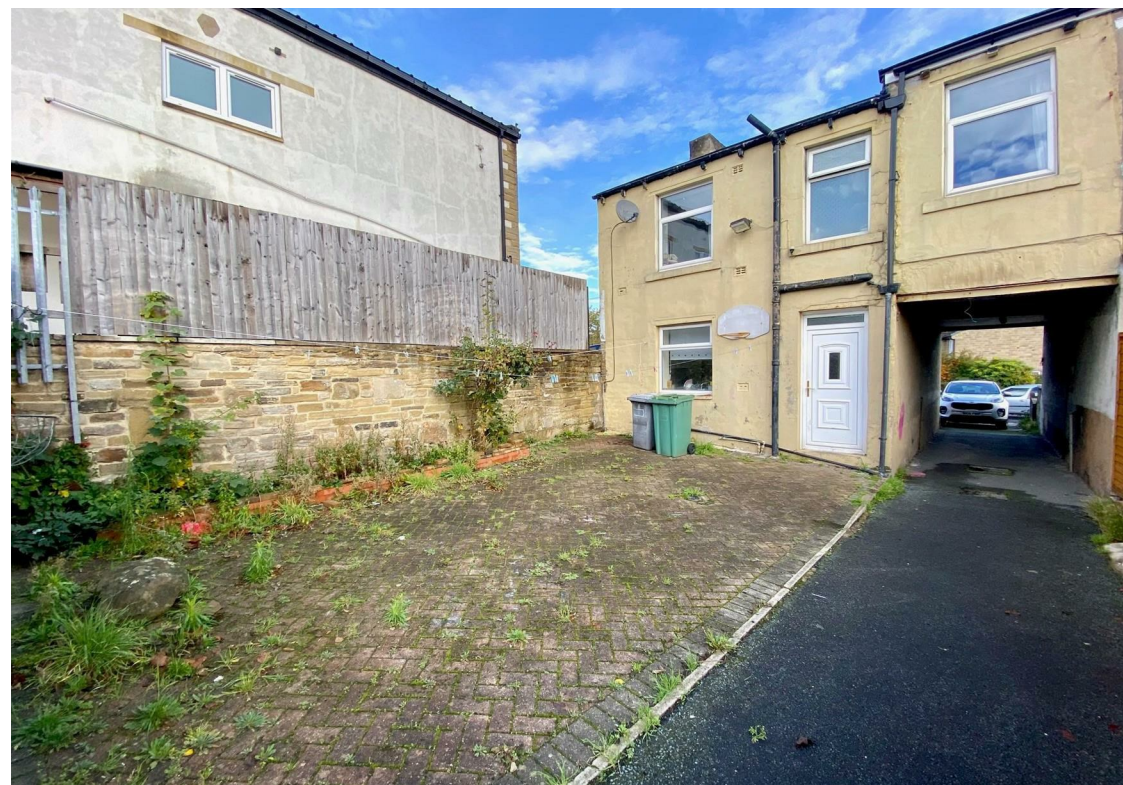
ONLINE CONVEYANCING SERVICES:

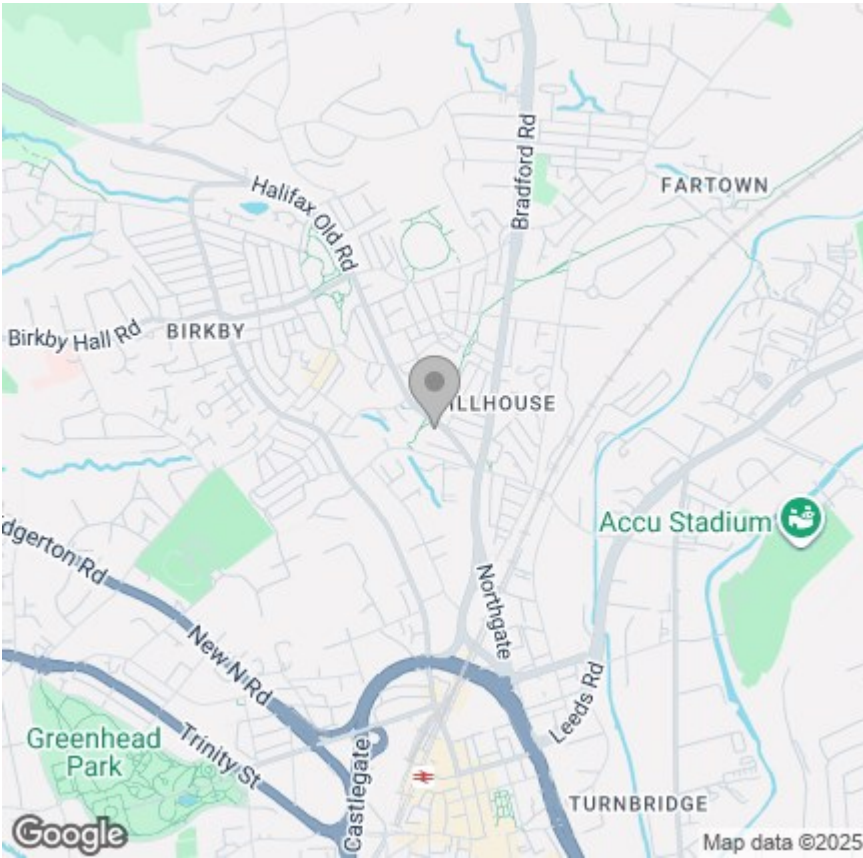
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(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

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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