



258 Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RA

Offers Over £55,000

bramleys

This one bedroom front back to back terraced property requires an extensive programme of refurbishment. Being an ideal purchase for a builder/investor and offering potential with some changing around of the layout, to create a 2nd bedroom if required. Having uPVC double glazing and accommodation comprising: entrance vestibule, lounge, kitchen, cellar, double bedroom and bathroom together with a garden to the front. Conveniently situated for amenities.



- REQUIRES EXTENSIVE REFURBISHMENT
- UPVC DOUBLE GLAZED
- IDEAL FOR INVESTOR/LANDLORD
- CONVENIENT FOR AMENITIES
- CELLAR
- GARDEN TO FRONT
- POTENTIAL TO MOVE BATHROOM TO REAR & CREATE 2ND BEDROOM
- NO CENTRAL HEATING

GROUND FLOOR:

Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule.

Lounge

11'9 x 11'5 (3.58m x 3.48m)

The lounge has a gas fire, fitted storage unit within once alcove and a uPVC double glazed window.

Kitchen

13'4 x 4'0 (4.06m x 1.22m)

Kitchen has been partitioned off from the lounge and has a stainless steel sink unit, wall cupboard, plumbing for a washing machine and access to the cellar.

LOWER GROUND FLOOR:

Cellar

Having a stone table and housing the fusebox.

FIRST FLOOR:

Landing

Bedroom

16'3 x 9'3 (4.95m x 2.82m)

A spacious double room fitted cupboard which houses the immersion. There are further fitted wardrobes and a uPVC double glazed window.

Bathroom

The bathroom has a wc, pedestal wash hand basin, bath, built in shelving unit and a uPVC double glazed window.

OUTSIDE:

To the front is a garden area. On street parking.

BOUNDARIES & OWNERSHIP:

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

DIRECTIONS:

Leave Huddersfield via Manchester Road (A62), passing through the traffic lights at Longroyd Bridge and Thornton Lodge. At the next set of traffic lights turn left into Blackmoorfoot Road and proceed up. The property can be found on the right 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:

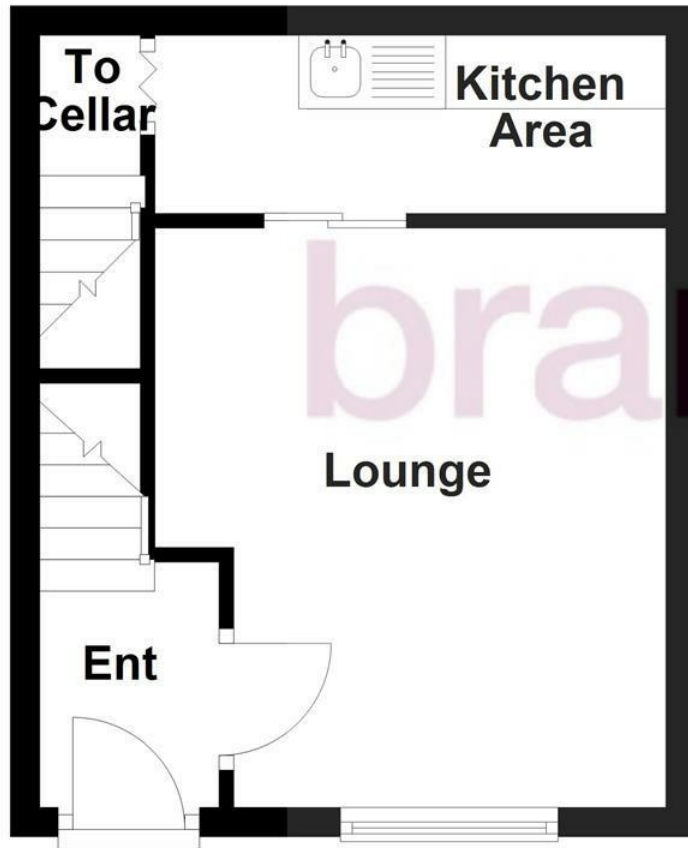
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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

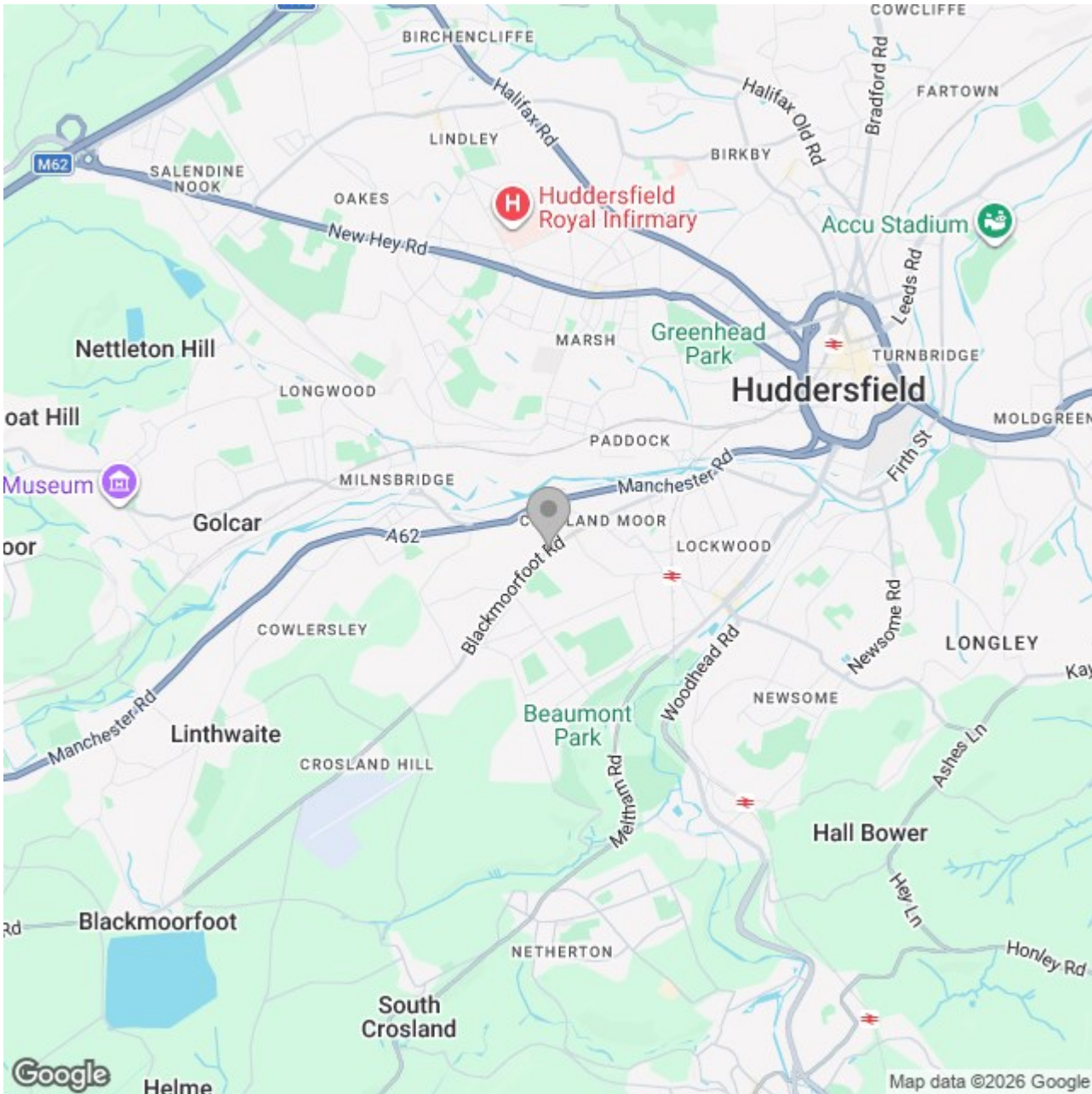



Ground Floor



First Floor





| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (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