



7 Central Close, Fartown, Huddersfield, HD2 1DB  
£225,000

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## NO UPPER CHAIN

This semi-detached property is an ideal purchase for a family requiring a property they can move straight into, having gas fired central heating, uPVC double glazing and accommodation briefly comprising:- entrance porch, hallway, lounge, kitchen, dining room, conservatory and ground floor WC. To the first floor there are 3 bedrooms, a bathroom and separate WC.

Enjoying a cul-de-sac location and convenient for access to local amenities, schools and transport links. The property also provides off-road parking with driveway to the front and good size garden to rear.

An internal viewing is recommended to appreciate the standard of accommodation on offer.



## GROUND FLOOR:

### Entrance Porch

A uPVC entrance door gives access to an enclosed entrance porch which has an internal door accessing the entrance hall.

### Entrance Hall

The hallway has a staircase with under stair storage, central heating radiator and a uPVC double glazed window to the side.

### Cloakroom/WC

Furnished with a low flush WC, hand wash basin and a uPVC double glazed window.

### Lounge

12'1" x 11'11" (3.68m x 3.63m)

The lounge is fitted with a fireplace surround, central heating radiator, large uPVC double glazed bay window to the front and double doors leading into the dining room.

### Kitchen

12'6" x 6'4" (3.81m x 1.93m)

The kitchen had a range of wall and base units with working surfaces over and tiled splash back, stainless steel sink unit, integrated oven and gas hob. There is space for a tall fridge freezer, plumbing for a washing machine, tiled flooring, wall mounted central heating boiler and two uPVC double glazed windows.

### Dining Room

11'11" x 11'11" (3.63m x 3.63m)

A light and airy room which is fitted with a central heating radiator and uPVC double glazed doors leading into the conservatory.

### Conservatory

11'0" max x 9'7" (3.35m max x 2.92m)

Being of uPVC construction and fitted with a central heating radiator and French doors to the side leading out into the garden.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window and access to the loft.

### Bedroom 1

12'1" x 8'10" exc wardrobe (3.68m x 2.69m exc wardrobe)

This double room has a central heating radiator, fitted wardrobes with sliding mirrored door fronts, a central heating radiator and uPVC double glazed bay window to the front.

### Bedroom 2

12'1" x 10'11" (3.68m x 3.33m)

A second bedroom of double proportions, fitted with a uPVC double glazed bay window and central heating radiator.

### Bedroom 3

8'1" max x 7'7" (2.46m max x 2.31m)

Incorporating the bulkhead and fitted with a central heating radiator and uPVC double glazed window.

### Bathroom

Being tiled to the walls and floor, the bathroom is furnished with a 3 piece suite comprising of a bath with shower attachment over, low flush WC and pedestal wash hand basin. There is also a uPVC double glazed window.





### Separate WC

A separate WC with wash hand basin, tiling to the walls and floor and uPVC double glazed window.

### OUTSIDE:

A gated driveway to the front provides off road parking and to the rear, there is a private lawned garden area which is enclosed by timber fencing and walled boundaries.

### 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), passing through the traffic lights at Hillhouse and Fartown Bar. Continue along the main road for approximately 200 yards take a right hand turning immediately after the Ashbrow Garage into Ashbrow Road. Take the first right hand turning into Central Avenue, follow this road and Central Close can be found on your left hand side. The property is situated on the left.

### TENURE:

Leasehold - Term: 999 years from 1 January 1930

Ground Rent : £6.00 per annum (as shown on the leasehold title information)

Please note, the vendor informs us that there

have been no requests for ground rent payment since purchasing the property in 1990. Which would indicate an absent freeholder. However, we would advise all prospective purchasers to clarify the amount/situation regarding the freeholder with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

B

### 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.**

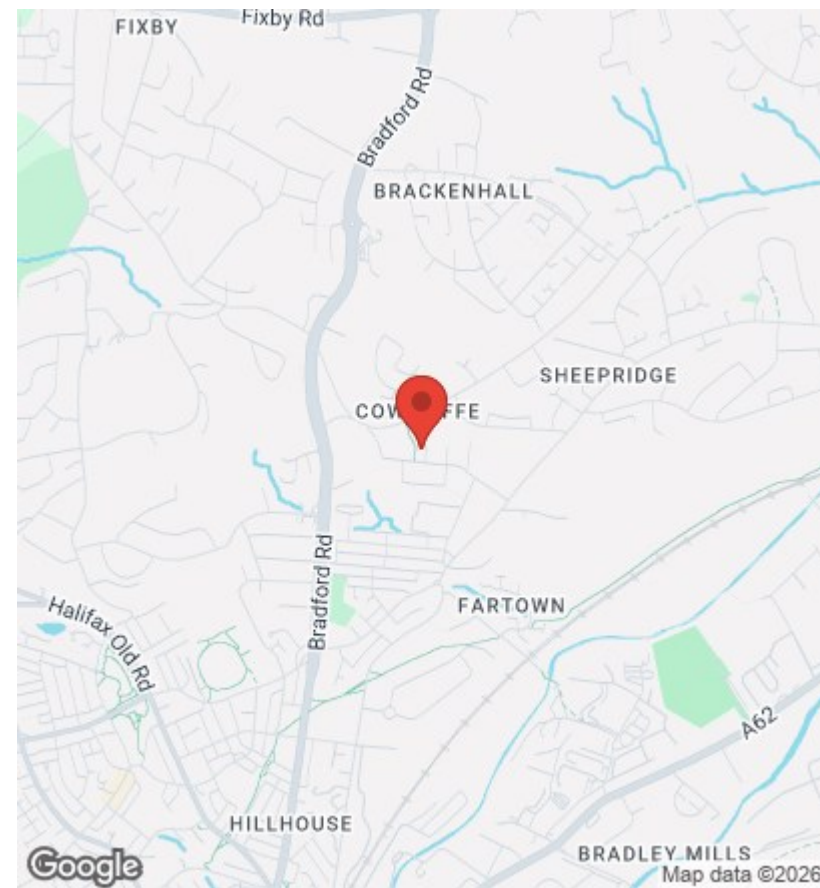
### ONLINE CONVEYANCING SERVICES:

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) <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		
<b>England &amp; Wales</b>	69	77
	EU Directive 2002/91/EC	

NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

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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