



117 Almondbury Bank, Huddersfield, HD5 8EX

£140,000

bramleys

NO VENDOR CHAIN

This characterful end terraced cottage presents an excellent opportunity for first-time buyers/young family, offering 3 bedroom accommodation together with lounge with feature fireplace, exposed stone wall and beams to the ceiling, dining kitchen, useful cellar and bathroom. Enjoying a private garden to the front and driveway to rear which could also be utilised as a garden if required. The location is particularly convenient as it is within walking distance to a variety of local amenities, ensuring that daily necessities are easily accessible. Additionally, Almondbury centre is just up the road and Huddersfield town centre approximately 1 mile away, providing a wider range of shops, restaurants, and entertainment options.

Energy Rating: D



GROUND FLOOR:

Lounge

13'5" x 12'5" (4.09m x 3.78m)

A solid timber door gives access to the lounge which has stone steps leading to the first floor. There is a sealed unit double glazed window to the front, feature exposed stone wall and fireplace, beams to the ceiling and 2 central heating radiators.

Dining Kitchen

16'0" x 8'6" (4.88m x 2.59m)

The kitchen has a range of wall and base units with working surfaces over, stainless steel sink unit, gas cooker point and space and plumbing for a washing machine. There is access to the cellar and a timber external door leads to the rear. The kitchen also has two sealed unit double glazed windows.

FIRST FLOOR:

Landing

The landing houses the Glow worm central heating boiler.

Bedroom 1

14'10" x 7'8" (4.52m x 2.34m)

This double room has a feature beam, access to the loft, a central heating radiator and sealed unit double glazed window.

Bedroom 2

9'7" x 8'6" (2.92m x 2.59m)

This double room also has a central heating radiator and a sealed unit double glazed window.

Bedroom 3

11'0" max / 6'3" min x 6'10" (3.35m max / 1.91m min x 2.08m)

An L-shaped comfortable single room with built in storage within the bulkhead, a central heating radiator and a sealed unit double glazed window.

Bathroom

The bathroom has tiling to the walls and a three piece suite comprising bath with shower attachment over, wc and a pedestal wash hand basin. The flooring is tiled, there is a central heating radiator and a sealed unit double glazed window.



OUTSIDE:

To the front is a private enclosed garden covered in artificial grass with privet hedging on the perimeter acting as a screen from the roadside. There is an off road parking space to the rear with raised walled flowerbed and a further flower bed to the side.

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 A629 Wakefield Road and at the traffic lights at Aspley go straight ahead and stay on the right hand lane. At the traffic lights at Moldgreen take a right hand turn into Almondbury Bank. Continue along this road and the property can be found 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.

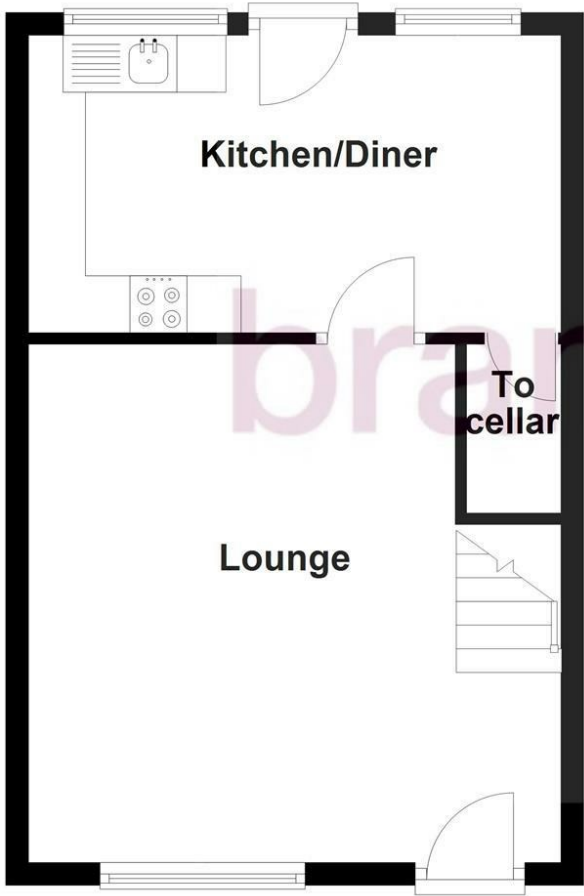
ONLINE CONVEYANCING SERVICES:

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.

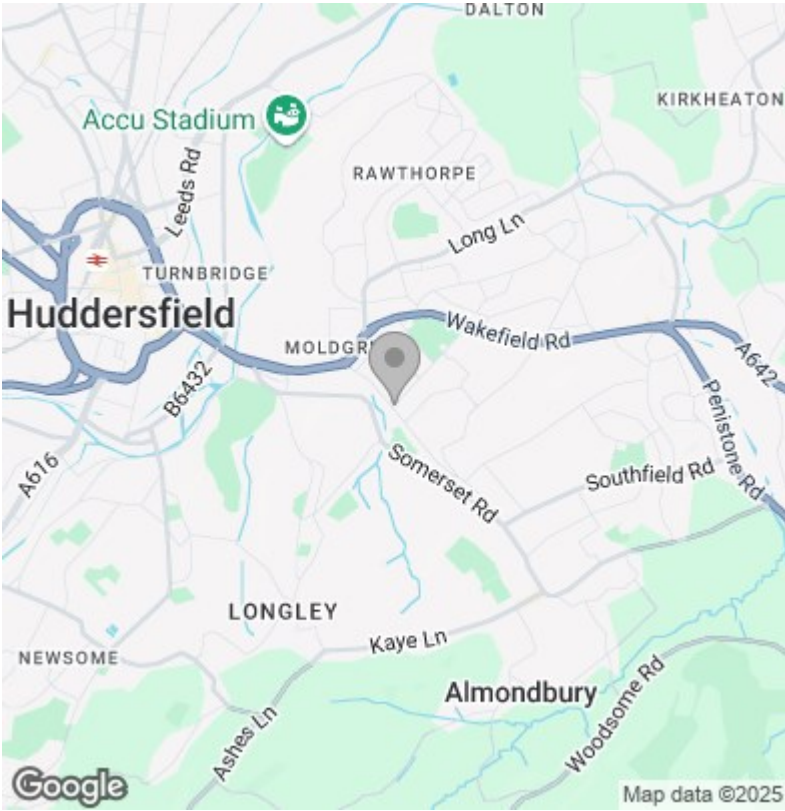
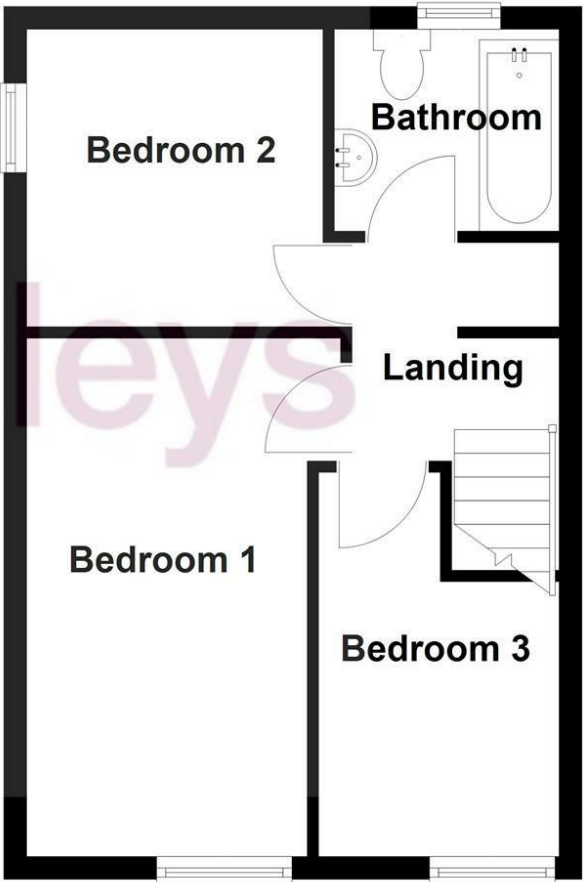




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(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

Huddersfield | Halifax | Elland | Mirfield

