Flat 2, 71 Wood Lane, Newsome, Huddersfield, HD4 6PT

£69,995

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GROUND FLOOR FLAT **NO UPPER CHAIN

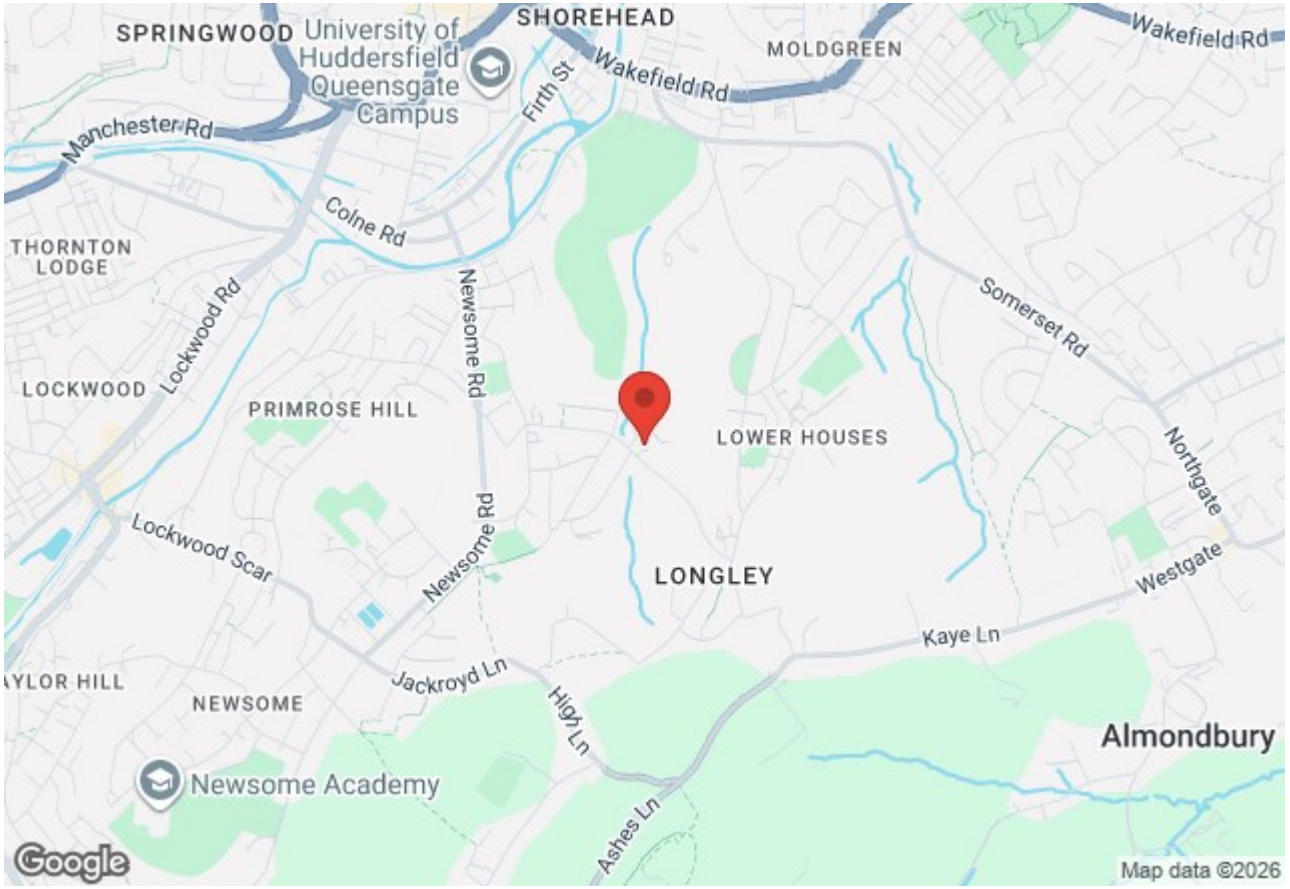
Located in the popular area of Newsome, is this 2 bedroom ground floor flat. Ideal for all types of buyers, whether you're a first-time buyer, downsizer, or investor, this flat caters to a variety of needs. The convenience of a ground floor location adds to the appeal, making it easily accessible for all.

Handily positioned for local transport links, Huddersfield University and Huddersfield town centre which are approximately 2½ miles away.

Don't miss out on the chance to own this delightful flat in the heart of Newsome. Book a viewing today and envision the potential this property holds for you!

Property briefly comprises of: entrance hall, kitchen, lounge/dining room, two bedrooms and bathroom.

Energy Rating: C



GROUND FLOOR

Communal Entrance Hall

Access via an external door into the communal entrance hall where there are steps leading to the flat.

Entrance Hall

Access via door into the entrance hall, where there is a store cupboard.

Kitchen

6'4 x 8'10 max (1.93m x 2.69m max)

With a range of wall, drawer and base units, a stainless steel sink and drainer unit, roll top work surfaces, tiling to the splashbacks and having an electric heater. Integral appliances include a four ring induction hob with oven below and extractor hood above, there is plumbing for a washing machine and space for a fridge freezer.

Lounge/Dining Room

10'5 x 17'6 max (3.18m x 5.33m max)

A good sized room with an electric wall mounted heater and uPVC double glazed window to the front elevation.

Bedroom

8'7 x 10'11 (2.62m x 3.33m)

Having a uPVC double glazed window to the front elevation and an electric wall mounted heater.

Bedroom

8'2 x 6'3 (2.49m x 1.91m)

With a uPVC double glazed obscure window and an electric wall mounted heater.

Bathroom

A three piece suite comprising of a low flush w.c, pedestal wash hand basin and corner panelled bath with showerhead attachment. With tiling to the full ceiling height and a chrome heated towel rail.

OUTSIDE:

The property benefits from a parking space and a communal area.

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 Chapel Hill (A616). At the traffic lights turn left into Colne Road, follow the one way system onto Firth Street and turn right onto Kings Bridge Road. At the traffic lights go straight ahead into Newsome Road, turn left onto Whitegate Road and then left onto Wood Lane, follow the road up the hill and the property can be found on the right hand side identified by a Bramleys for sale board.

TENURE & SERVICE CHARGE:

Leasehold - 125 years from 1 January 2004. All the leasehold property owners in this block are members/directors of Wood Lane (Newsome) Management Company Limited and the membership for this property will transfer to the new owner.

Service Charge for 2024/2025: Two payments of £789.25 (paid in January and July) = £1,578.50 annual cost (2024/2025). Please note, this is subject to change on a yearly review basis.

Please note, the current JMB Property Management Company Ltd will cease operations in September and a new property management company will take over.

Please note, we advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

A

MORTGAGES:

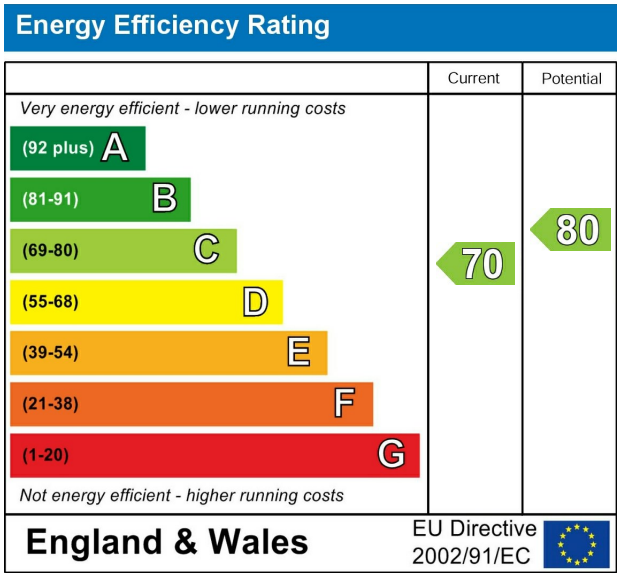
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

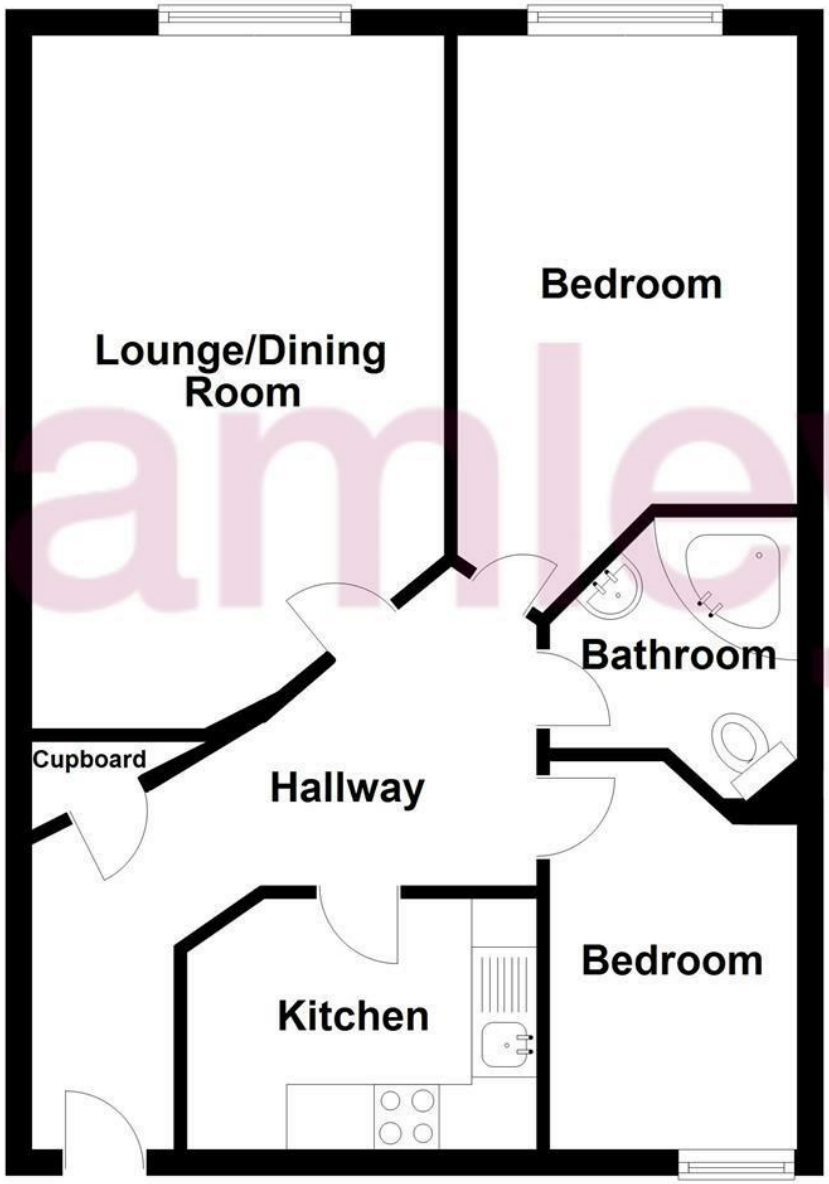
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
80
England & Wales
EU Directive 2002/91/EC

Ground Floor



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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.

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