



17 Brook Street, Moldgreen, Huddersfield, HD5 9DA

£140,000

**bramleys**



## NO UPPER CHAIN

This deceptive mid terrace presents a wonderful opportunity for those seeking a spacious property which they can refurbish to their own taste and style. Being offered for sale with no vendor chain and having living accommodation over three floors together with useful cellar rooms which provide scope to convert into additional living space if required. Boasting three well-proportioned double bedrooms, making it ideal for families or those in need of extra room for guests or a home office.

While the house requires refurbishment, it is equipped with gas-fired central heating and has front and rear gardens. Conveniently located within two miles from Huddersfield town centre, this home is well-positioned for easy access to local amenities and public transport links.





## GROUND FLOOR:

### Entrance Hall

A timber and glazed door gives access to the entrance hall which has a central heating radiator and a staircase rising to the first floor.

### Lounge

12'8" x 13'9" (3.86m x 4.19m)

The lounge has a fireplace with electric fire, a central heating radiator and a single glazed window to the front elevation.

### Dining Kitchen

13'6" x 13'4" (4.11m x 4.06m)

This spacious kitchen has a range of wall and base units with working surfaces over and inset stainless steel sink unit. There is an integrated gas hob, integrated oven and space for a washing machine and tall fridge freezer. A rear entrance vestibule has a timber door which gives access to the rear garden and there is an access door to the cellar.



## LOWER GROUND FLOOR:

### Cellar

The cellar rooms provide potential to be converted into additional living space if required (subject to all necessary consents). The cellar houses the central heating boiler and has electric power and lighting.

## FIRST FLOOR:

### Landing

Having a central heating radiator and a single glazed window.

### Bedroom 1

13'7" x 10'8" (4.14m x 3.25m)

This double room has a central heating radiator and a single glazed window.



## Bedroom 2

13'4" x 10'8" (4.06m x 3.25m)

Another good double room also with a central heating radiator and single glazed window.

## Bathroom

Having part tiled walls and a three piece suite comprising a wc, pedestal wash hand basin and a bath with shower attachment over and screen. Also having a central heating radiator and a single glazed window.

## SECOND FLOOR:

### Attic Bedroom 3

9'7" x 12'4" extending to 14'11" max

(2.92m x 3.76m extending to 4.55m max)

This spacious room has a Velux window, eaves storage and recessed area.

## OUTSIDE:

There are gardens to both front and rear of the property.

## DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642) continuing through the traffic lights at Aspley and on approach to the traffic lights at Moldgreen take the left hand turning onto Broad Lane. Continue past the parade of shops on your left and take a left hand turning onto Brook Street and the property can be found after a short distance onto the left hand 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.

## 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:

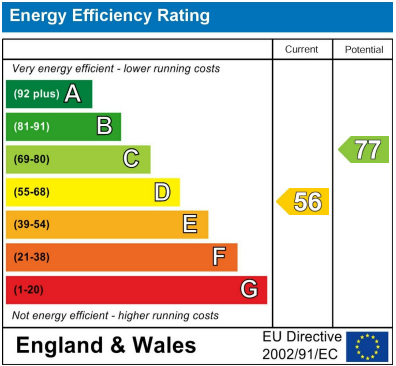
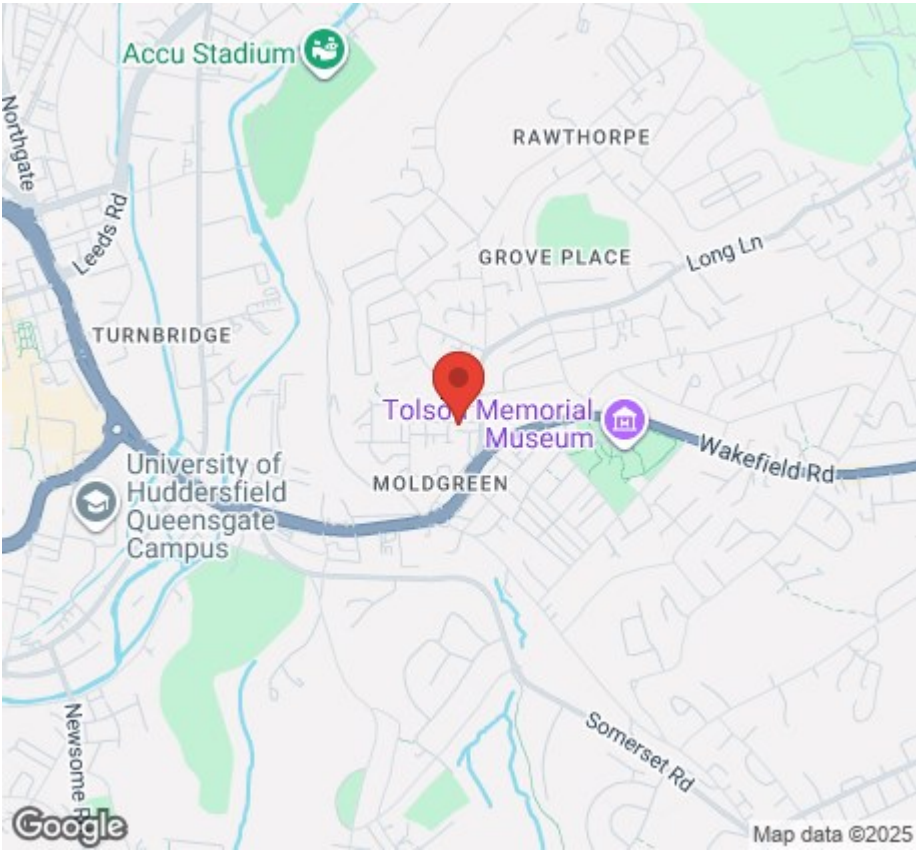
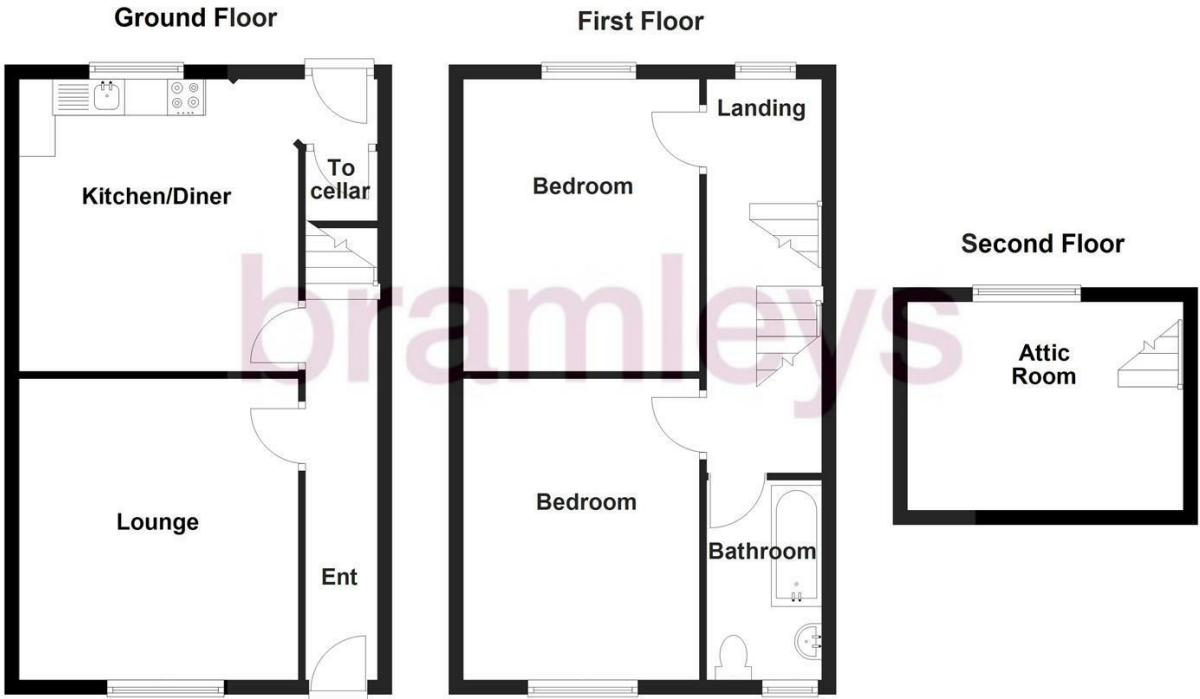
Please call our office to book a viewing on 01484 530361.











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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