



72 Lockwood Scar, Lockwood, Huddersfield, HD4 6BD
£165,000

bramleys



Offered for sale with vacant possession and no upper chain, is this spacious 2 bedroom semi-detached home. Conveniently positioned in Lockwood, where a range of amenities can be found, as well as transport links to Huddersfield town centre.

Occupying a corner plot with gardens to both the front and rear, the property would ideally suit the first time buyer, growing family or investor alike.

Only by an internal inspection can one truly appreciate the potential on offer.

Energy Rating: D



GROUND FLOOR:

Enter the property via an external door.

Side Entrance Hall

With a central heating radiator and stairs leading up to the first floor landing.

Kitchen

9'11" x 14'4" (3.02m x 4.37m)

Fitted with a range of wall, drawer and base units with working surfaces above. There is a stainless steel sink with side drainer and mixer tap, tiled splashbacks, central heating radiator and 2 uPVC double glazed windows with side and rear elevations. Integral appliances include a 4 ring gas hob, electric hob, extractor hood, fridge freezer and space for a dryer.

Lounge

11'1" x 14'5" max (3.38m x 4.39m max)

The focal point of the room is the coal effect gas fire which is set into a decorative mantel

and surround. There is also a central heating radiator and uPVC double glazed window to the front elevation.

Landing

With a useful built-in cupboard and access to the loft via a ceiling hatch.

Bedroom 1

14'5" max x 11'1" (4.39m max x 3.38m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 2

12'10" max x 8'3" (3.91m max x 2.51m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with showerhead attachment. There are tiled splashbacks, a central heating radiator and a uPVC double glazed window to the rear elevation.



OUTSIDE:

To the front there is a lawned garden, with shrub and flowerbed borders. A pathway leads to the side door and also gives access down the side of the house to the rear, where there is a flagged patio area, ideal for al-fresco dining and also a lawned garden, with fenced and shrub borders.

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) and continue along this road which then becomes Lockwood Road. At the Lockwood Bar lights turn left onto Bridge Street and then left into Lockwood Scar. The property can be found on the right hand side, clearly identified by the Bramleys for sale board.

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.

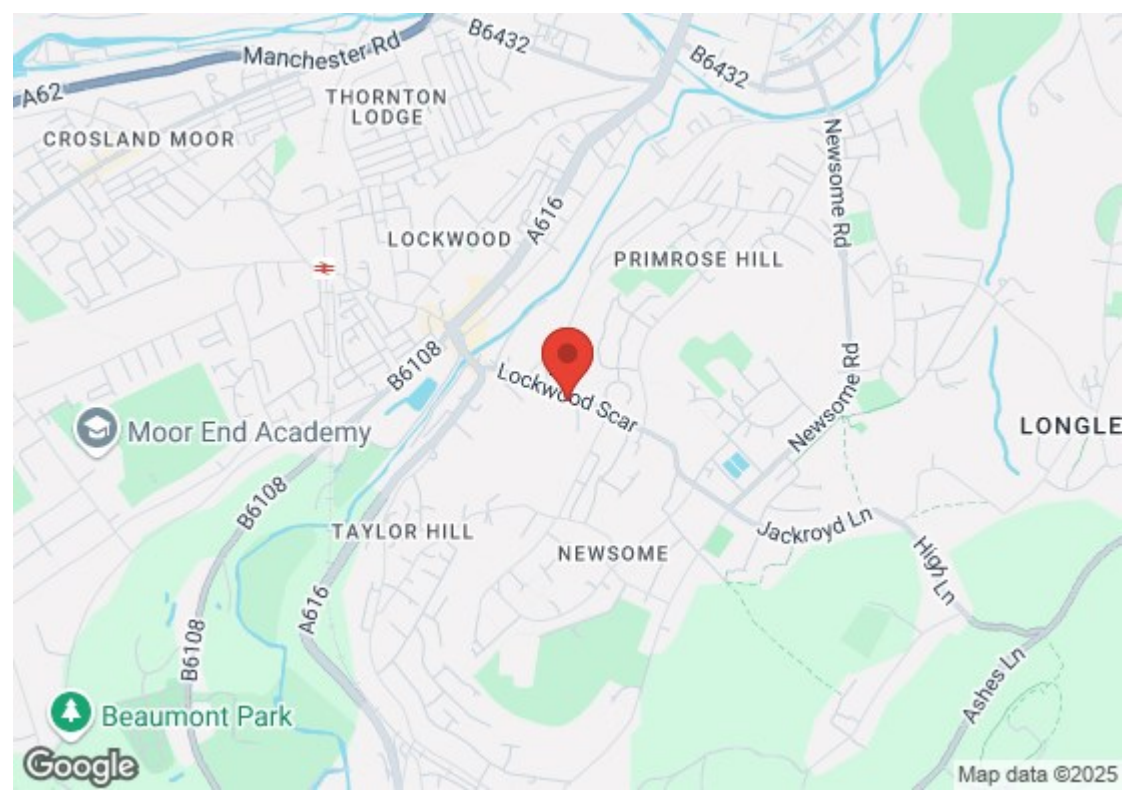
ONLINE CONVEYANCING SERVICES:

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.

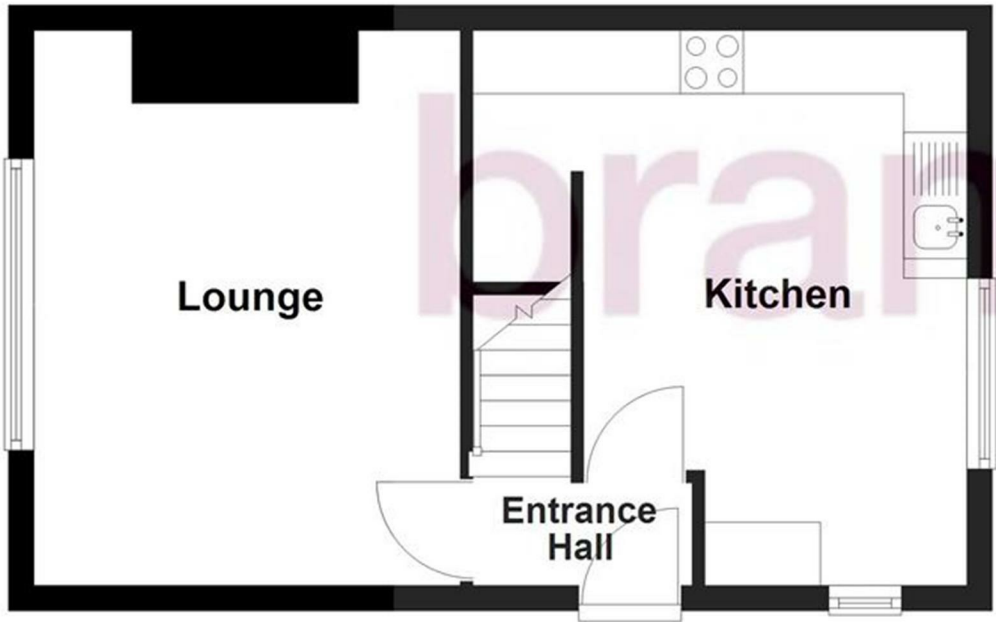
VIEWINGS:

Please call our office to book a viewing 01484 530361.

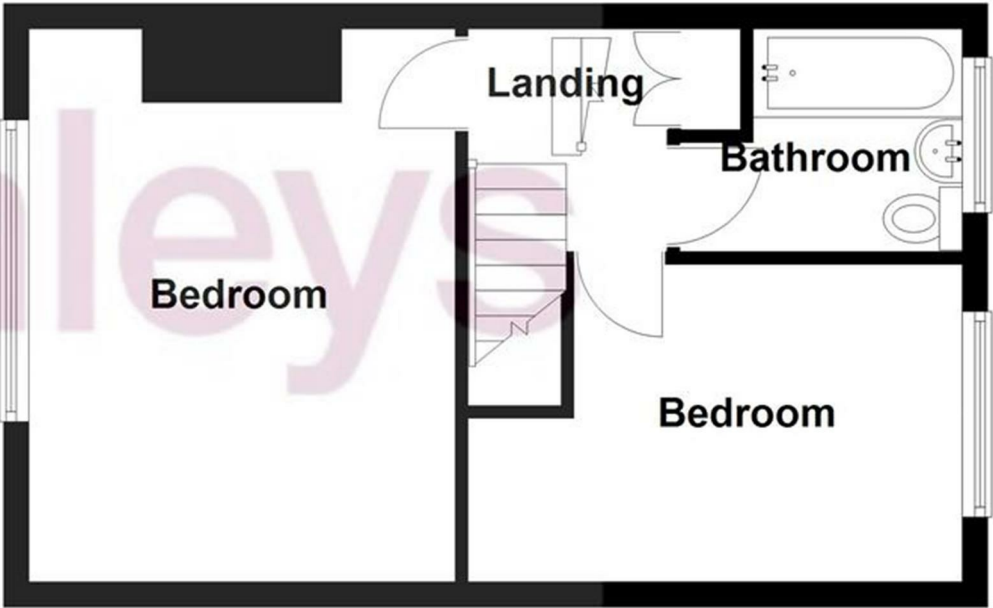




Ground Floor



First Floor



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		
England & Wales	67	75
		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

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