



18a & 18b Church Street, Crosland Moor, Huddersfield, HD4 5DQ

£65,000

bramleys

CASH BUYERS ONLY

This unusual front terraced back to back requires a programme of refurbishment and provides accommodation over 4 floor levels, which comprise of a front entrance and staircase to first floor kitchen and lounge with staircase rising to attic bedroom and en-suite bathroom. A separate access to the side comprises of a ground floor lounge/studio bedroom with lower ground floor kitchen and bathroom. Situated in the popular residential area of Crosland Moor, which is ideal for access to Huddersfield town centre and a wide range of local amenities.



18a CHURCH STREET

GROUND FLOOR:

A uPVC entrance door gives access to the entrance vestibule.

Entrance Vestibule

Having a staircase rising to the first floor level.

FIRST FLOOR:

Kitchen

8'8" x 7'4" (2.64m x 2.24m)

The kitchen has a range of wall and base units with stainless steel sink, electric hob, integrated oven and space for a washing machine, fridge and freezer. There is an electric wall heater and a uPVC double glazed window.

Lounge

15'0" x 9'5" (4.57m x 2.87m)

Having a uPVC double glazed window.

SECOND FLOOR:

Attic Bedroom

14'11" x 11'2" (4.55m x 3.40m)

This spacious room has an electric wall heater, sky light window, loft hatch and access to the eaves.

En suite Bathroom

Having a bath with shower over and screen, wc and pedestal wash hand basin.

18b CHURCH STREET

GROUND FLOOR:

A side entrance door from the passageway gives access to 18b.

Studio bedroom/Living Space

15'1" max x 13'9" max (4.60m max x 4.19m max)

Having a staircase leading down to the kitchen and bathroom, 2 central heating radiators, wall light points, fitted robe to alcove and a uPVC double glazed window.

LOWER GROUND FLOOR:



Kitchen

11'5" x 14'10" (3.48m x 4.52m)

The kitchen has wall and base units with working surfaces over, cupboard housing the central heating boiler, sink unit, electric cooking point with extractor hood above and space for a washing machine. There is a central heating radiator and two uPVC double glazed windows.

Bathroom

The bathroom is accessed from the kitchen and has a bath, wc, pedestal wash hand basin, laminate flooring, part tiled walls and a central heating radiator.

OUTSIDE:

There is a flagged area to the front.

PLEASE NOTE:

There are no building regs in place, so we would advise any persons looking to purchase does so with cash. As a mortgage lender is unlikely to finance the property in its current state.

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 Manchester Road and at the traffic lights at Crosland Moor bear left onto Blackmoorfoot Road. Continue up the hill to the traffic lights at Park Road and take a left hand turning. Take the second left onto May Street and a right onto Church Street.

TENURE:

Freehold

COUNCIL TAX BAND:

A

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.

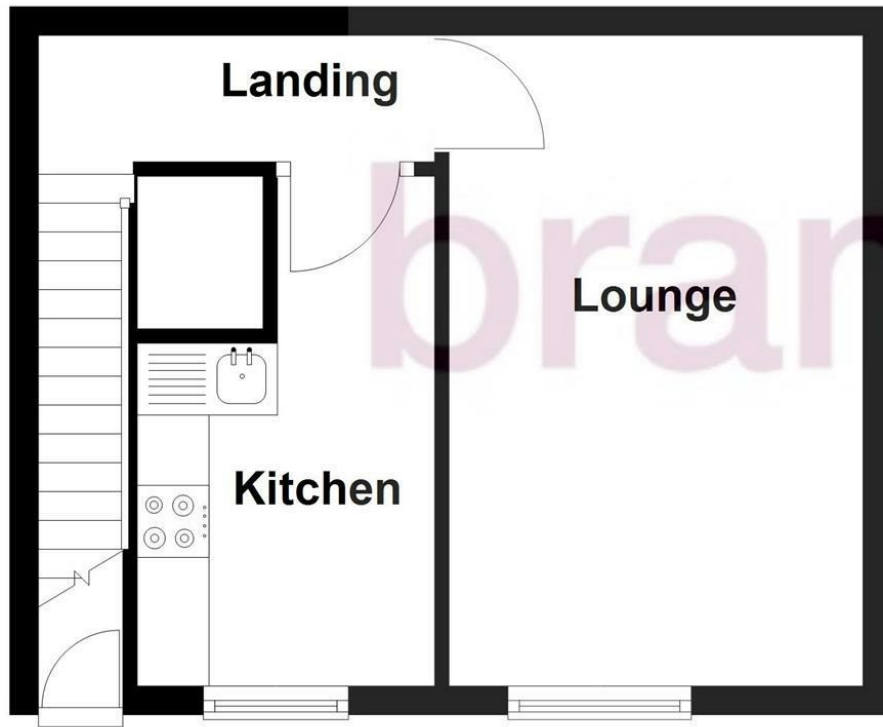
VIEWINGS:

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



18A Church Street

First Floor



Second Floor

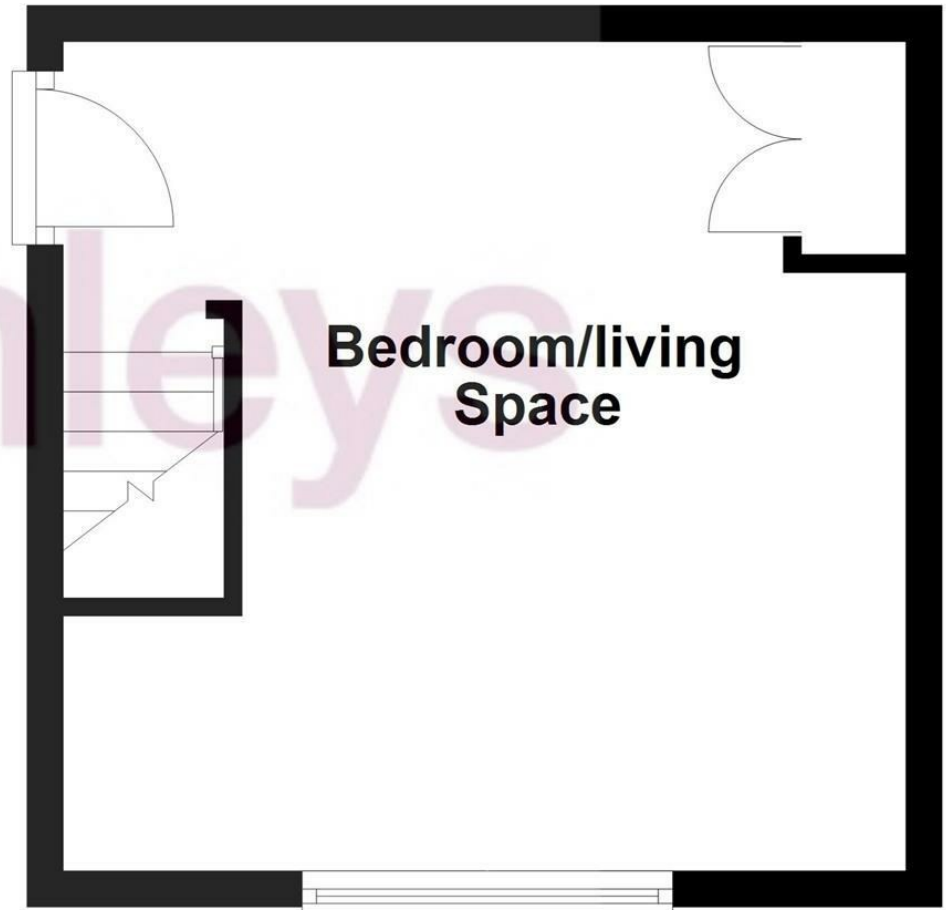


18B Church Street

Lower Ground Floor



Ground Floor



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

