



11 Larch Close, Kirkheaton, Huddersfield, HD5 0NJ
£110,000

bramleys

NO UPPER CHAIN

This 2 bedroom, ex-local authority first floor flat is situated in the popular and sought after village of Kirkheaton. Providing 2 spacious double bedrooms, large breakfast kitchen with a wealth of integrated appliances, separate living room and 4 piece family bathroom. The property would make an ideal purchase for those looking towards retirement, with good sized accommodation, nearby amenities and convenient access to local transport links.

An internal viewing is recommended to appreciate the potential this property has to offer.



FIRST FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

With a central heating radiator, spacious walk-in store cupboard and separate additional linen cupboard.

Lounge

14'8" x 13'9" (4.47m x 4.19m)

A most spacious living room which has 2 central heating radiator, uPVC double glazed window and ceiling coving.

Kitchen

16'6" x 7'5" (5.03m x 2.26m)

Fitted with a range of matching wall, drawer and base units with laminated work surfaces and part tiled walls. There are a range of integrated appliances including a 5 ring gas hob with overhead extractor fan and light, split level oven and grill, microwave, fridge, freezer and washing machine. The kitchen also has a 1.5 bowl stainless steel sink unit with mixer taps and side drainer, together with low level heating.



Bedroom 1

10'3" x 11'5" (3.12m x 3.48m)

Fitted with a range of 9 door wardrobes, which provide hanging and shelving facilities. There is also a central heating radiator and a uPVC double glazed window.

Bedroom 2

11'3" x 10'5" (3.43m x 3.18m)

A spacious double bedroom with a central heating radiator and uPVC double glazed window.

Bathroom

Being fully tiled to both the walls and floor, the bathroom is furnished with a 4 piece suite comprising of a low flush WC, pedestal wash basin, panelled bath and shower cubicle. There are 2 uPVC double glazed windows and a chrome ladder style radiator.

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:

Leasehold - Term: 125 years from 13 July 1992

Ground Rent : £10.00 per annum and service charges

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

COUNCIL TAX BAND:

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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:

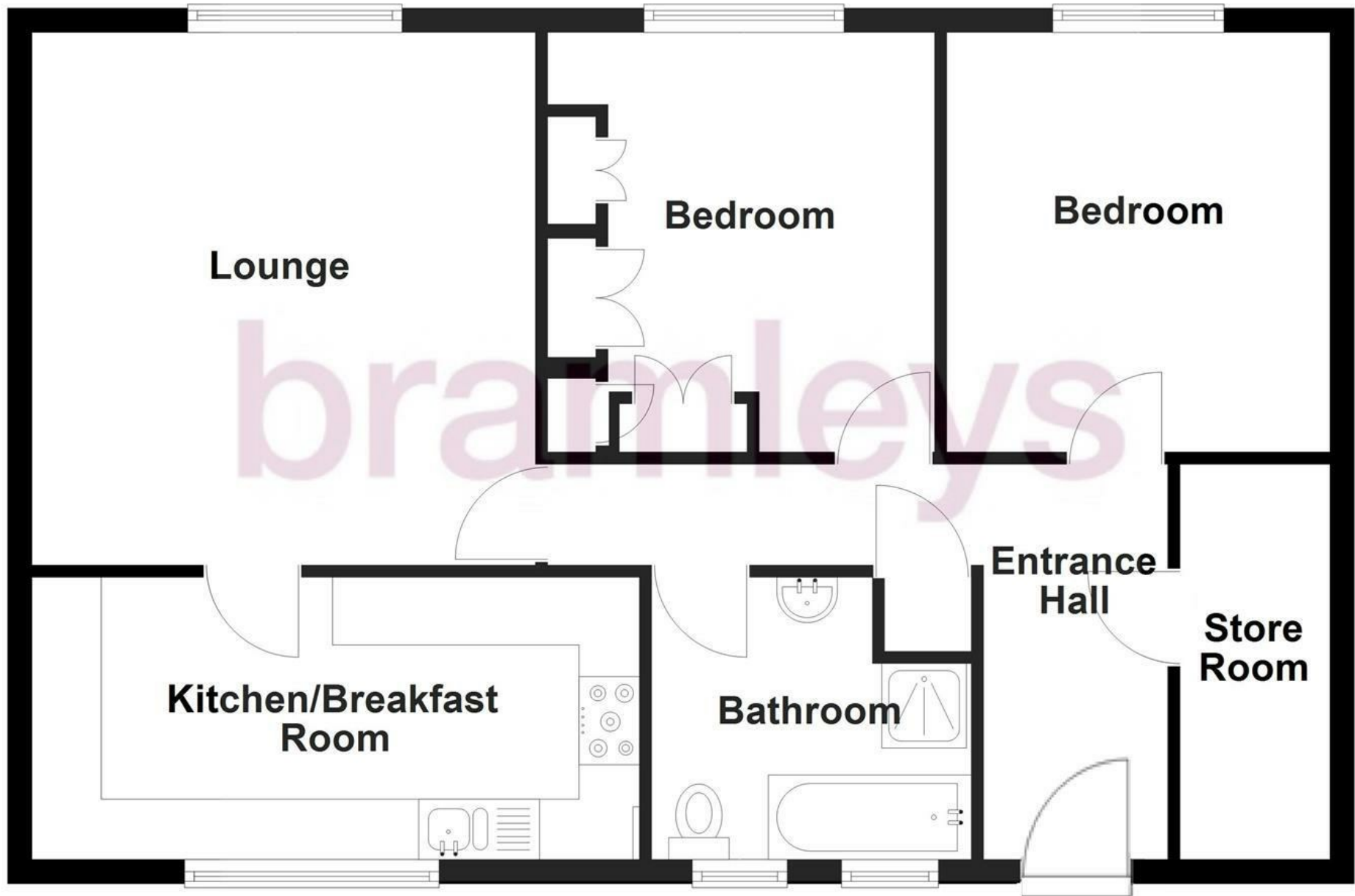
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

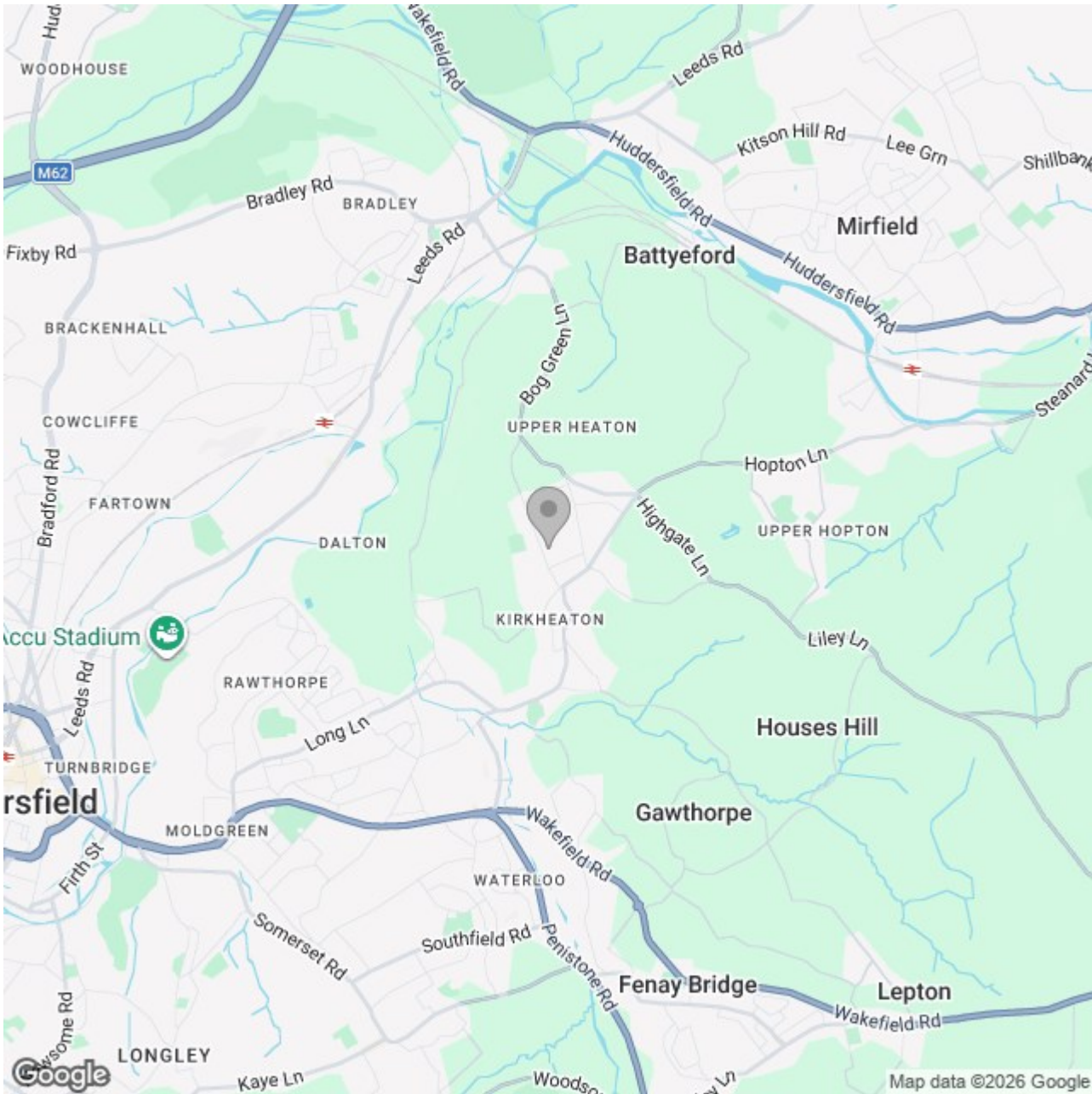
Please call our office to book a viewing on 01484 530361.




11 Larch Close - First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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