



36 Sherwood Avenue, Bradley, Huddersfield, HD2 1RQ

£135,000

bramleys



This 3 bedroom end terrace, is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Although requiring a programme of refurbishment which has been reflected within the asking price, the property has been recently decorated throughout to enable a buyer to move in initially and carry out works in their own time. Currently fitted with a modern central heating boiler, uPVC double glazing and accommodation briefly comprising:- entrance hall, lounge, dining room, kitchen, 3 bedrooms and 3 piece bathroom. Enjoying a corner plot with gardens to three sides and offering potential for off road parking to be created and scope to extend (subject to all necessary consents).

Conveniently situated within walking distance of St Thomas Primary School, as well as local amenities and handily positioned for transport links to Huddersfield town centre and access to the M62 motorway network.

Energy Rating: D





## GROUND FLOOR:

### Entrance Hall

A front entrance door gives access to the entrance hall which has a staircase rising to the first floor with under stair storage and a central heating radiator.

### Lounge

12'7" x 10'6" (3.84m x 3.20m)

The lounge has a central heating radiator and uPVC double glazed window to the front elevation. The lounge is open plan to the dining room.

### Dining Room

9'0" x 8'9" (2.74m x 2.67m)

Having access to the lounge and kitchen. This room has a central heating radiator and uPVC double glazed window to the rear elevation.



### Kitchen

10'0" x 9'8" (3.05m x 2.95m)

The kitchen has a range of wall and base units with working surfaces over and inset stainless steel sink unit, integrated gas hob and oven with extractor hood over, space and plumbing for a washing machine and a breakfast bar. The kitchen houses the Baxi central heating boiler, there is a built in pantry, a central heating radiator, uPVC double glazed window to the rear elevation and a side external door.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side and access to the loft.

### Bedroom 1

12'0" x 8'8" (3.66m x 2.64m)

This double room has a central heating radiator, two built-in wardrobes and a uPVC double glazed window.



### Bedroom 2

10'1" x 7'4" (3.07m x 2.24m)

Another double room with a central heating radiator and a uPVC double glazed window.

### Bedroom 3

8'2" ext to 11'2" x 7'0" (2.49m ext to 3.40m x 2.13m)

Having a central heating radiator and uPVC double glazed window.

### Bathroom

The bathroom has a three piece suite comprising bath with shower over and screen, low flush WC and pedestal wash hand basin. There are part tiled walls, a central heating radiator and a uPVC double glazed window.

### OUTSIDE:

There are lawned gardens to front, side and rear with privet hedging on the perimeter, together with useful garden store to the 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.

### DIRECTIONS:

Leave Huddersfield via Bradford road (A641) passing through the traffic lights at Hillhouse and Fartown. Continue along this road passing Asda supermarket and continue to Bradley Bar roundabout. Take the third exit

onto Bradley Road and continue passing Hickorys smokehouse on the right hand side. Turn right onto Alandale Road and continue towards the end of this road, turn left onto Sherwood Avenue and the property can be found on the left hand side after Dolfin Place.

### 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.

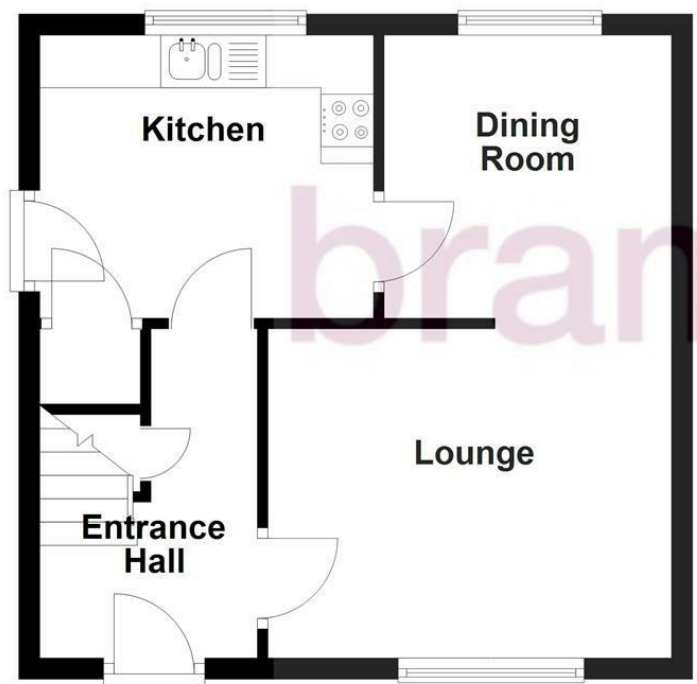




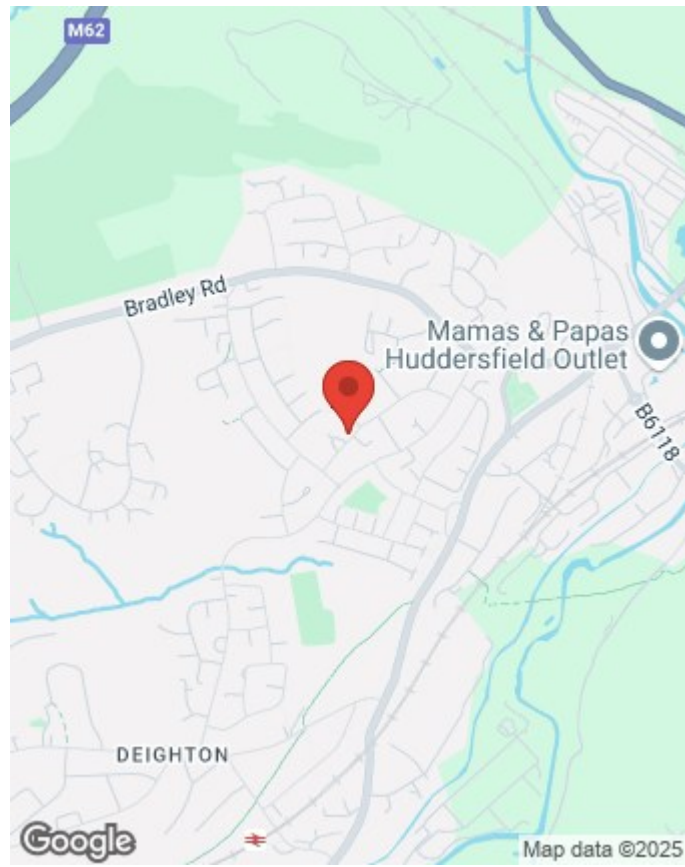




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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