



63 Lawrence Road, Huddersfield, HD1 4LW

£150,000

**bramleys**



## NO UPPER CHAIN

This 2 bedroom stone built, terraced property is situated in the popular residential area of Marsh, which is approximately 1 mile from Huddersfield town centre.

Handily located for the shopping areas of Marsh and Lindley, whilst also being a short walk from Greenhead Park.

Offered for sale with vacant possession upon legal completion, the property provides gas fired central heating and uPVC double glazing. Forming an ideal purchase for the first time buyer or investor buyer alike, an internal viewing is recommended to appreciate the potential on offer.



## GROUND FLOOR:

A uPVC external door gives access to:-

### Entrance Vestibule

A further timber and glazed door provides access into the hallway.

### Hallway

Fitted with a central heating radiator and in turn an access door leads through to the lounge.

### Lounge

13'6" x 11'11" inc bay (4.11m x 3.63m inc bay)

With a fitted gas fire, central heating radiator, delft rack/plate rail and a uPVC double glazed bay window.

### Dining Kitchen

10'10" x 10'5" (3.30m x 3.18m)

Situated to the rear of the property and fitted with a range of wall and base units, with laminated work surfaces. There are part tiled walls, 4 ring electric hob with built-in oven and overhead extractor fan and light, plumbing for a washing machine, stainless steel sink unit with side drainer, breakfast bar, central heating radiator, uPVC double glazed window and rear access door. There is also access to a useful understairs storage cupboard.

## FIRST FLOOR:

### Landing

### Bedroom 1

15'4" max x 10'4" inc wardrobes (4.67m max x 3.15m inc wardrobes)

With two sets of double wardrobes which incorporate overhead storage cupboards, central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'6" x 8'2" max (3.51m x 2.49m max)

Peacefully situated to the rear of the property, having a uPVC double glazed window, central heating radiator and built-in storage cupboards.



## Bathroom

Being fully tiled to both the floor and walls, together with a 3 piece suite which comprises a low flush WC, semi pedestal wash basin with chrome mixer taps, and panelled bath with antique style mixer tap and shower attachment. There is also a central heating radiator/towel rail and a uPVC double glazed window.

## OUTSIDE:

To the front of the property, a pedestrian gate gives access to the low maintenance garden area and path which leads to the front door. To the rear there is a further low maintenance garden area, together with a useful outbuilding which provides additional storage.

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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