



93 Westgate, Almondbury, Huddersfield, HD5 8XQ  
£159,950

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This superb renovated cottage is situated within walking distance of the much sought after village of Almondbury. Beautifully presented throughout and having accommodation over two floors, together with a useable tanked out cellar. The property has been transformed by the current owners with no expense spared on the refurbishment work carried out, and is now offered for sale with vacant possession.

An ideal property for a first time buyer or professional couple, with a modern gas fired central heating system and sealed unit double glazing. The accommodation comprises: entrance vestibule, spacious open plan lounge and kitchen area (originally two separate rooms), luxurious three piece bathroom suite and 2 double bedrooms with master having modern, recently fitted wardrobes. There is a patio garden to rear which is currently enclosed and shared with 1 Sharp Lane (also available for sale) together with a further communal yard area which has hanging rights.

Energy Rating: C





## GROUND FLOOR:

### Entrance Vestibule

A solid timber entrance door gives access to entrance vestibule which has a staircase rising to the first floor, a central heating radiator, oak banister and oak door leading into the lounge.

### Lounge Area

13'11" x 11'9" (4.24m x 3.58m)

This lovely welcoming reception room has been opened up into the kitchen and enjoys plenty of natural light from the front and rear double glazed windows. There is modern LVT flooring which runs throughout, a feature gas stove and a central heating radiator. A useful shelving unit acts as a natural divide between the two spaces and provides additional storage while still letting the light flood through.

### Kitchen Area

14'0" min x 17'1" max x 6'5" (4.27m min x 5.21m max x 1.96m)

The kitchen has space for a dining table and is fitted with a quality kitchen comprising wall and base units with work surfaces over, induction Stoves hob with extractor hood over, integrated

oven, fridge, freezer and dishwasher. There is a stainless steel sink unit with mixer tap which overlooks the rear patio garden, a central heating radiator and access to the cellar. An external timber door leads to the rear.

## LOWER GROUND FLOOR:

### Cellar/Utility Space

15'11" x 5'7" (4.85m x 1.70m)

This useful cellar is tanked out which makes a useable room for storage or as a utility space. There is a uPVC double glazed window which lets in natural light, power and lighting.

## FIRST FLOOR:

### Landing

The landing has a cupboard which houses the central heating boiler. There is access to the loft which has a pull down ladder and a further utility cupboard which houses the washing machine and dryer.



### Bedroom 1

11'7" x 10'7" max into alcove (3.53m x 3.23m max into alcove)

This lovely double room has modern LVT flooring, a central heating radiator, sealed unit double glazed window and recently fitted quality fitted wardrobes with matching drawer unit.

### Bedroom 2

11'0" x 8'1" (3.35m x 2.46m)

Another lovely double room with modern LVT flooring, a central heating radiator and a sealed unit double glazed window.

### Bathroom

This luxurious suite comprises wc, bath with shower attachment over and screen, hand wash basin, tall wall mounted vertical radiator, modern flooring and a sealed unit double glazed window.

### OUTSIDE:

To the rear there is an enclosed flagged patio garden. This is currently shared with 1 Sharp Lane Almondbury (approx 2/3 of the patio is owned by 93 Westgate). Enquire with the office for further details regarding this. Also to the rear of the row of terraces is a communal garden which is used for hanging out washing.

### 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 Wakefield Road (A642). Proceed through the traffic lights at Aspley and at the next set of traffic lights take the right hand lane turning right into Somerset Road. Follow this road up into the centre of Almondbury village, bearing right onto Westgate where the property can be found on the left hand side.

### 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:

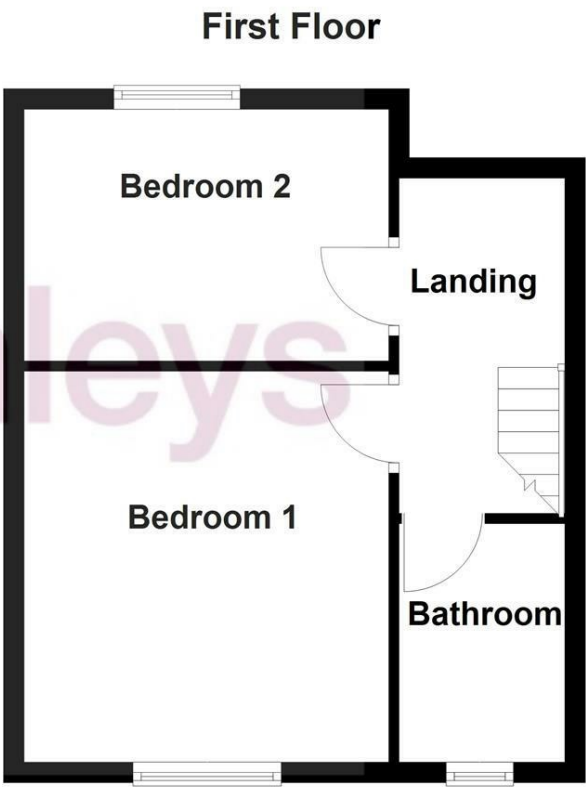
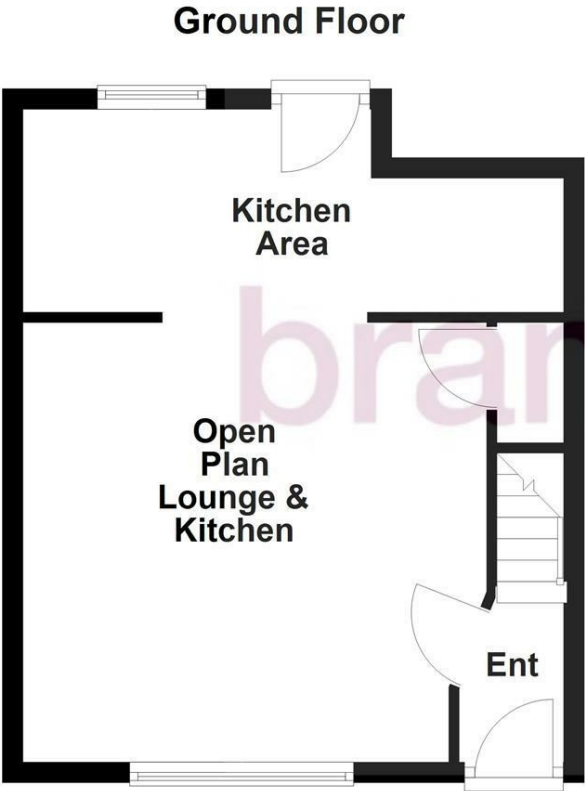
Please call our office to book a viewing on 01484 530361.











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) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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