

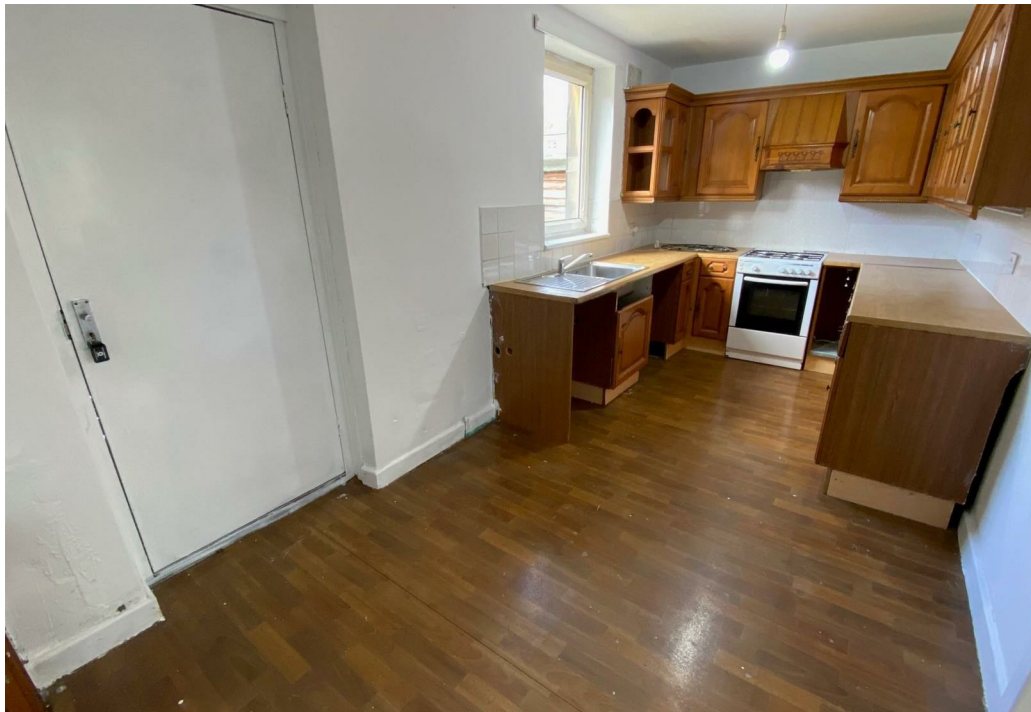


28 Hollin Terrace, Marsh, Huddersfield, HD3 4AR
£160,000

bramleys



This 2 bedroom plus study (with access to attic room) end terraced property is offered for sale with no vendor chain and vacant possession. Requiring a programme of modernisation and refurbishment and being an ideal purchase for a growing family wanting to add value and refurbish to their own taste and specification. Having gas fired central heating and accommodation comprising: entrance hall, lounge, dining kitchen, first floor 2 double bedrooms, bathroom and study with access to an attic room with Velux window. Outside there is a driveway to the front and garden to rear. Situated in the sought after location of Marsh being extremely convenient for amenities, public transport and access to Huddersfield town centre and M62.



GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a central heating radiator and staircase rising to the first floor.

Lounge

15'7" x 13'10" (4.75m x 4.22m)

Having a fireplace surround with gas fire point, a central heating radiator and window to the front elevation.

Dining Kitchen

18'10" x 7'10" (5.74m x 2.39m)

The kitchen has a range of wall and base units with working surfaces over, gas cook point, stainless steel sink unit, plumbing for washing machine, window to the rear elevation and an external door. There is an under stair store which houses the central heating boiler.

FIRST FLOOR:

Landing

The landing has a window to the side.

Bedroom 1

13'1" x 11'4" (3.99m x 3.45m)

Having a central heating radiator and window to the front elevation.

Bedroom 2

10'4" x 8'9" (3.15m x 2.67m)

Having a central heating radiator and window to the rear elevation.

Study

9'2" x 7'1" (2.79m x 2.16m)

Having a central heating radiator, window to the front elevation and a staircase giving access to the attic room.

Bathroom

The bathroom has tiling and panelling to the walls and a three piece suite comprising bath with shower attachment over and screen, wc, vanity sink unit, tiled flooring, ladder style radiator and window to the rear elevation.

SECOND FLOOR:

Attic Room

17'5" x 11'0" (5.31m x 3.35m)

This occasional room would make a useful home office and has a central heating radiator and fitted storage. There is also a Velux window. Please note this space has restricted head room.

OUTSIDE:

Off road parking to the front, access down the side and garden to rear with garden shed.

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 Trinity Street (A640). Proceed to the roundabout at Marsh and continue straight ahead into Westbourne Road. Proceed on the main road and opposite the Tesco Express supermarket turn left into Smiths Avenue, then take a right onto Hollins Terrace where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

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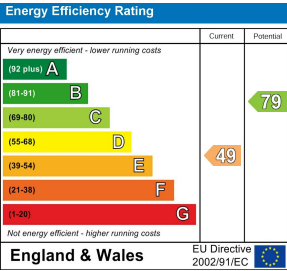
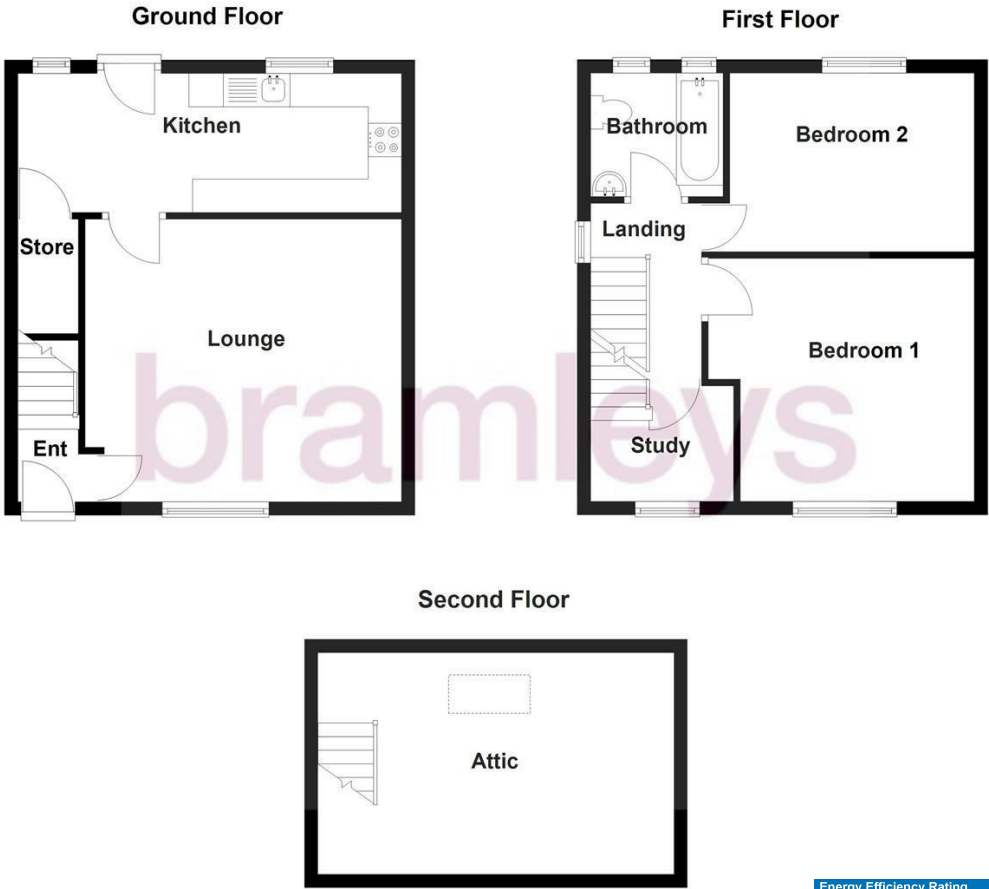
MORTGAGES:

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.



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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