



5 Central Close, Fartown, Huddersfield, HD2 1DB

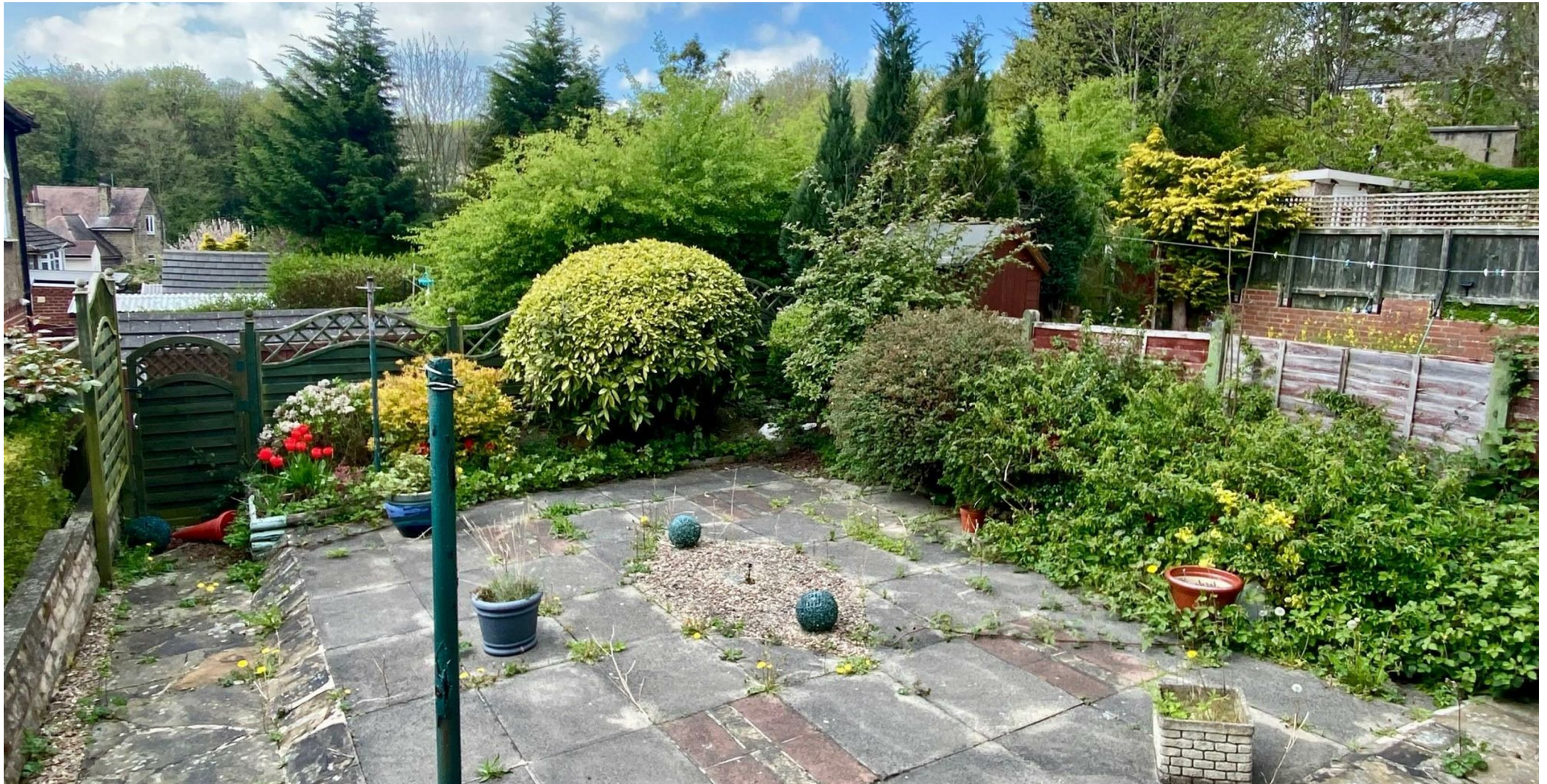
£170,000

bramleys



This 3 bedroomed semi detached property enjoys a cul-de-sac position amongst similar style properties. Being offered for sale with NO VENDOR CHAIN & VACANT POSSESSION and requiring a programme of refurbishment, ideal for those wanting a property they can add value to and renovate to their own taste and style. Having uPVC double glazing, electric storage heating, gardens to both front and rear and accommodation comprising: entrance hall, lounge, dining room, kitchen, ground floor wc, 3 first floor bedrooms (2 doubles 1 single), separate wc and bathroom. Convenient for amenities, schools and public transport.

Energy Rating: E



GROUND FLOOR:

Entrance Porch

Accessed via a uPVC entrance door. A further glazed internal door from the porch gives access to the entrance hall.

Entrance Hall

Fitted with a staircase with under-stair storage cupboard, a Dimplex storage heater and side uPVC double glazed window. There is also a side external entrance door.

Lounge

12'3" x 11'11" (3.73m x 3.63m)

This good sized lounge has a feature uPVC double glazed bay window.

Dining Room

12'0" x 11'10" (3.66m x 3.61m)

Having a gas fire and a uPVC double glazed bay window with fitted window seat and storage.

Kitchen

8'6" x 6'6" (2.59m x 1.98m)

The kitchen has a built in cupboard, stainless steel sink unit, electric cooking point, space and plumbing for a washing machine and a uPVC double glazed window to the side.

Cloakroom/WC

Having a wc, hand wash basin, Dimplex electric heater and 2 uPVC double glazed windows.

FIRST FLOOR:

Landing

The landing has a small loft hatch and a uPVC double glazed window to the side elevation.

Bedroom 1

12'2" x 10'11" (3.71m x 3.33m)

This double room has fitted wardrobes and drawers within the alcoves and a uPVC double glazed bay window.

Bedroom 2

12'0" x 9'0" excluding wardrobes (3.66m x 2.74m excluding wardrobes)

Also having fitted wardrobes within the alcoves, a Dimplex electric storage heater and uPVC double glazed window with fitted seat and storage.

Bedroom 3

7'6" max x 8'2" max (2.29m max x 2.49m max)

This comfortable single room incorporates a bulkhead and has a uPVC double glazed window.

Bathroom

The bathroom has part tiled walls and a two piece suite comprising bath, pedestal wash hand basin and cupboard housing the immersion and water tank. There is a uPVC double glazed window to the side.



Separate WC

Having a low flush WC and uPVC double glazed window to the side.

OUTSIDE:

The gated front garden is paved with a flagged path down the side. The rear garden is also paved with planted borders.

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 Bar. Continue along the main road for approximately 200 yards take a right hand turning immediately after the Ashbrow Garage into Ashbrow Road. Take the first right hand turning into Central Avenue, follow this road and Central Close can be found on your left hand side. The property is situated on the left.

TENURE:

Freehold

COUNCIL TAX BAND:

B

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.

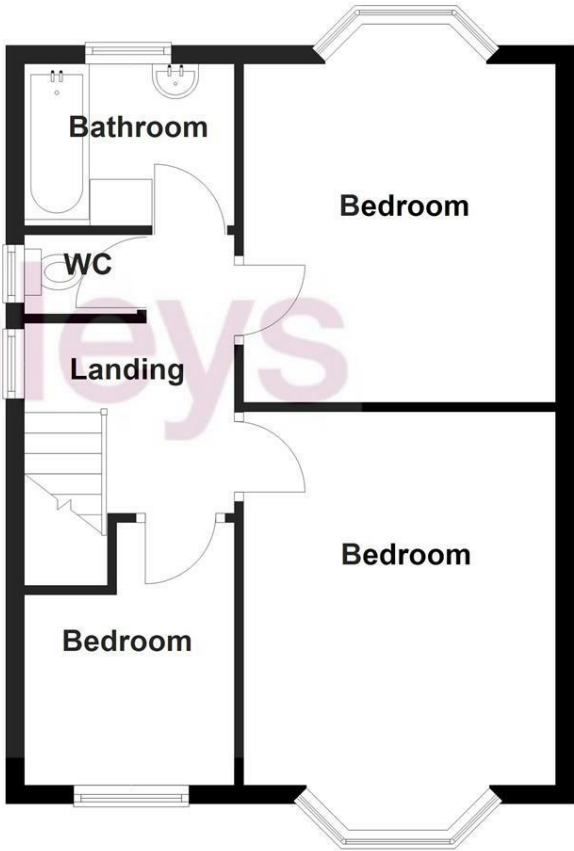




Ground Floor



First Floor



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		83
(81-91) B		
(69-80) C		
(55-68) D	49	
(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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