



bramleys  
01484 82000  
For Sale

5 Dale View, Longwood, Huddersfield, HD3 4QX  
£180,000

bramleys

This three storey 3 bedroom end townhouse is offered for sale with NO VENDOR CHAIN.

Fitted with uPVC double glazing and gas fired central heating, the property is well worth an internal viewing to appreciate the accommodation which briefly comprises:- ground floor entrance hall, cloakroom/WC, integral garage which has internal access from the hallway, utility room, first floor landing, dining kitchen and lounge, second floor landing, 3 bedrooms, en suite to master bedroom and bathroom. Externally there is a driveway providing off road parking, car port and integral garage, together with an enclosed private lawned garden to rear.

Enjoying a quiet cul-de-sac location and being situated in the well established area of Longwood, which is ideal for access to Huddersfield town centre, local amenities and having good commuter links to the M62 motorway network.

Energy Rating: C



## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

Which has a central heating radiator and staircase rising to the first floor level.

### Cloakroom/WC

Having a 2 piece suite comprising low flush WC and hand wash basin. There is also a central heating radiator.

### Utility Room

10'4" x 6'0" (3.15m x 1.83m)

This useful room has an external door to the garden, a sink unit and space and plumbing for a washing machine and dryer.

## FIRST FLOOR:

### Landing

Having a central heating radiator and uPVC double glazed window.

### Dining Kitchen

17'9" x 8'3" (5.41m x 2.51m)

The kitchen area is fitted with a range of black gloss, wall and base units with working surfaces over and tiled splash backs. There is an inset sink unit, space for an under counter fridge or freezer, space and plumbing for a dishwasher (the current integrated fridge and dishwasher are no longer working and require replacement). There is space for a tall fridge freezer, integrated gas hob with extractor hood over and a cupboard housing the central heating boiler. The kitchen has laminate flooring, a central heating radiator, uPVC double glazed window to the front elevation and glazed double doors leading to the lounge.

### Lounge

14'1" x 14'5" (4.29m x 4.39m)

Having laminate flooring, a fireplace surround with electric fire, 2 central heating radiators and 2 uPVC double glazed windows which overlook the rear garden.

## SECOND FLOOR:

### Landing

Having a central heating radiator and access to the loft.



### Master Bedroom

11'1" x 14'6" max (3.38m x 4.42m max)

This spacious double room has laminate flooring, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'6" x 7'9" (3.51m x 2.36m)

Situated to the rear of the property, having laminate flooring, a central heating radiator and a uPVC double glazed window.

### Bedroom 3

8'3" x 6'5" (2.51m x 1.96m)

This single room also has laminate flooring, a central heating radiator and a uPVC double glazed window to the rear elevation.

### Bathroom

Having part tiled walls and furnished with a 3 piece suite which comprises of a bath, low flush WC and pedestal wash hand basin. There is also a central heating radiator.

### OUTSIDE:

To the front of the property there is a tarmac parking space, which leads to a further covered car port and garage which is accessed via a roller shutter door. A path leads down the side of the property to the rear, where there is an enclosed garden with lawn, mature shrubs and trees.

### 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:

Leasehold - Term: 999 years from 25 December 1866 / Rent: Unknown. The vendor informs us that the freehold company was dissolved a few years ago and since then they haven't paid any ground rent.

Please note, we would advise all prospective purchasers to clarify the above with their solicitors prior to the completion of a sale.

### DIRECTION:

Leave Huddersfield via Trinity Street (A640) and at the roundabout go straight ahead into Westbourne Road. At the Co-Operative supermarket take a left hand turning into Reed Street, then at the mini roundabout go straight ahead onto Luck Lane. Continue to the bottom of this road and at the mini roundabout turn off onto Lower Gate. Continue to the bottom of this road and turn right onto Dale Street. Dale View can be found as a turning on the left.

### COUNCIL TAX BAND:

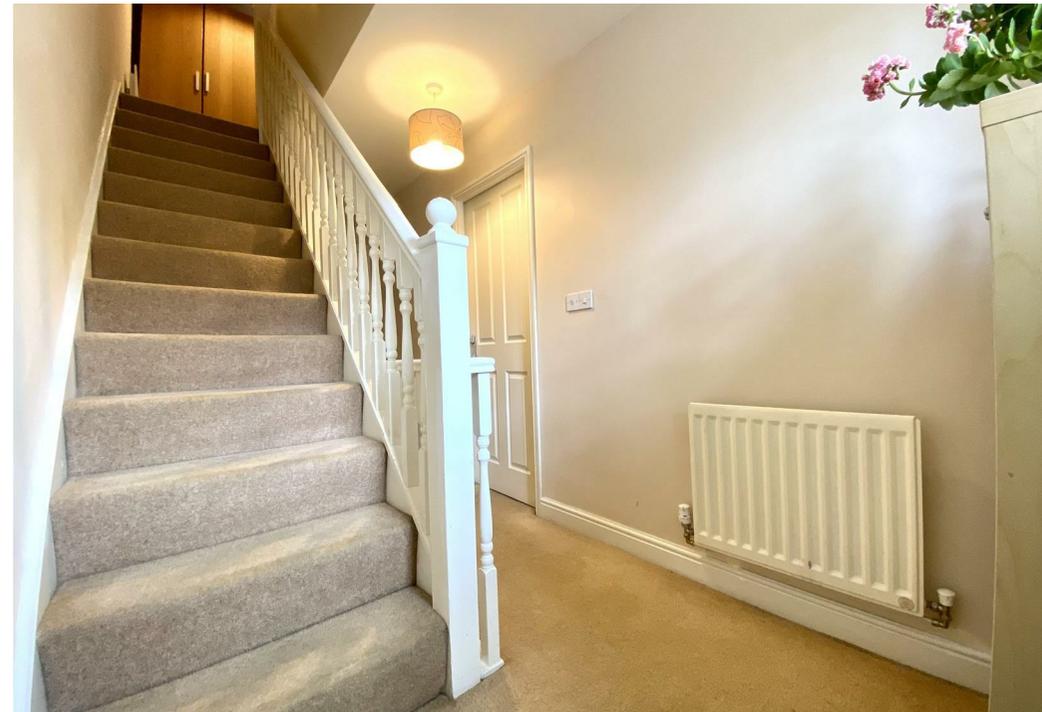
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### MORTGAGES:

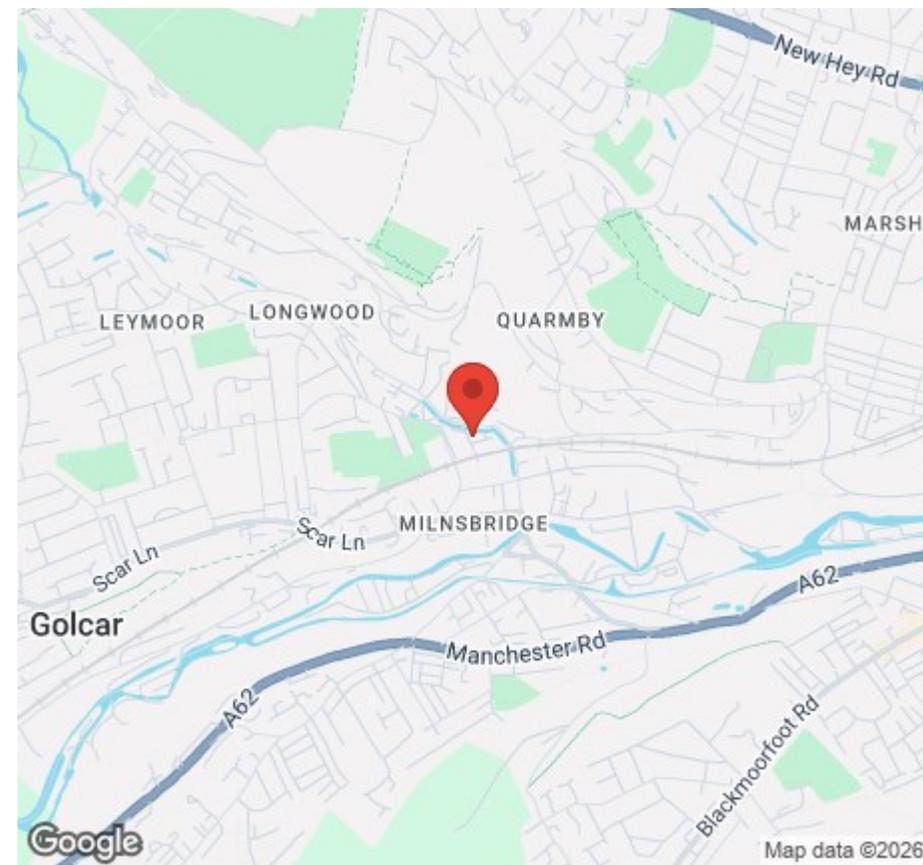
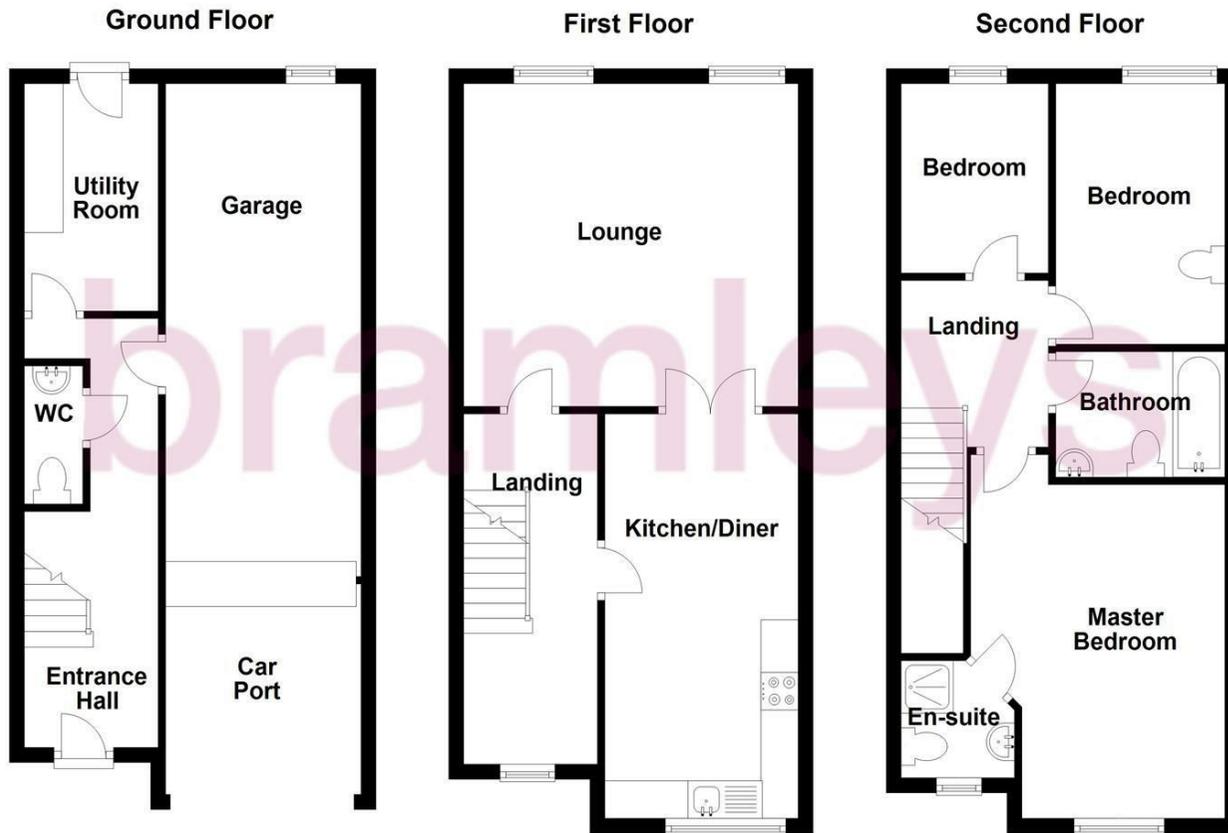
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.







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

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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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