



2 Lime Avenue, Thongsbridge, Holmfirth, HD9 7SS

£225,000

bramleys

### NO VENDOR CHAIN AND VACANT POSSESSION

This 3 DOUBLE bedroom, semi-detached dormer enjoys a corner plot with gardens to front, side and rear and offers versatile accommodation ideal for a growing family wanting to enhance/extend or alternatively those requiring a ground floor double bedroom and bathroom.

Conveniently situated for well regarded schools and amenities, the property is a short drive from the vibrant town of Holmfirth. Having lots of built-in storage, uPVC double glazing, gas fired central heating and accommodation comprising:- entrance porch, hallway, kitchen, lounge, bedroom and shower room. To the first floor there are two further bedrooms.

Externally there is a driveway to the rear providing off road parking and space for a garage if required.

Energy Rating: C



## GROUND FLOOR:

### Entrance Porch

A uPVC glazed entrance door gives access to a glazed porch which leads into the entrance hall.

### Hallway

Having a central heating radiator, built-in cupboard which houses the central heating boiler and a staircase rising to the first floor.

### Kitchen

8'9" x 12'1" max (2.67m x 3.68m max)

Fitted with a range of wall and base units with working surfaces over, integrated oven, gas hob, sink unit and space for a washing machine and tall fridge freezer. The kitchen also has a central heating radiator, a uPVC double glazed window to the front elevation which overlooks the garden and also a built-in pantry which houses the gas meter.

### Lounge

16'5" x 10'11" (5.00m x 3.33m)

The lounge has a coal effect gas fire (we have been informed this is approximately 12 months old) with fire surround. There are wall light points, a central heating radiator and a uPVC double glazed to the front elevation overlooking the garden.

### Bedroom 2/Dining Room

11'10" x 10'11" (3.61m x 3.33m)

This double room is large enough to be used as a master bedroom, ideal for those requiring ground floor sleeping arrangements. Fitted with a central heating radiator and a uPVC double glazed window to the rear elevation. It could also make a spacious dining room, depending on requirements.

### Shower Room

Furnished with a 3 piece suite comprising corner shower enclosure, low flush WC and a wash hand basin. There are also part tiled walls, vinyl flooring, central heating radiator and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

The landing has a large storage cupboard and a uPVC double glazed window to the side elevation.

### Bedroom 1

14'11" x 8'11" to wardrobes / 10'11 max (4.55m x 2.72m to wardrobes / 3.33m max)

This double room has floor to ceiling fitted wardrobes to one wall, access to the eaves which provides additional storage, a central heating radiator and a uPVC double glazed window.



### Bedroom 3

11'4" x 8'9" (3.45m x 2.67m)

Another double room, having a useful fitted storage cupboard, central heating radiator and a uPVC double glazed window.

### OUTSIDE:

There are lawned gardens to three sides with planted borders stocked with an array of plants and hedging on the perimeter. A paved path gives access to the side. To the rear, there is a low maintenance gravelled garden which gives access to a driveway and shed. There is ample space for a garage to be erected, if required.

### 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 the centre of Holmfirth and proceed in the direction of Huddersfield, on the Huddersfield Road (A6024). On reaching Thongsbridge, turn right into Miry Lane and follow the road down. Take a left into Woodlands Avenue and then left into Lime Avenue, where the property will be found immediately on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### 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:

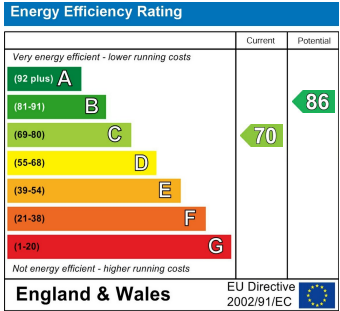
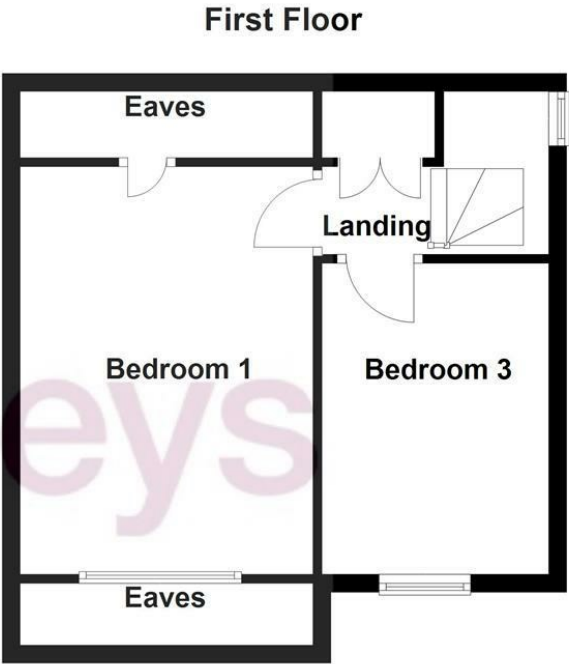
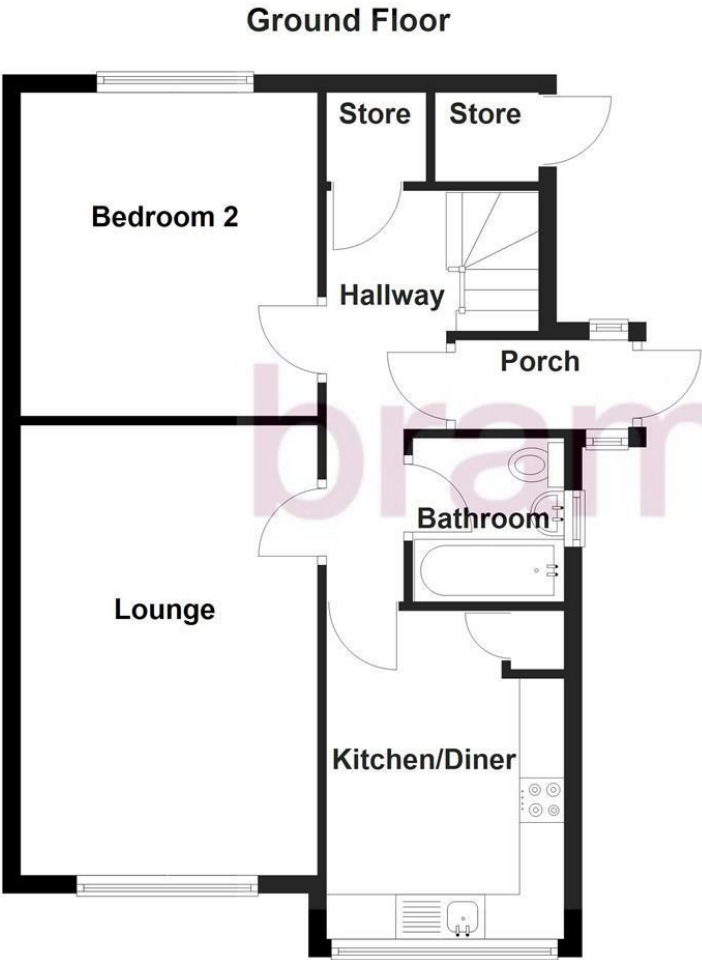
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### 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.

Huddersfield | Halifax | Elland | Mirfield

