



17 Houses Hill, Kirkheaton, Huddersfield, HD5 0PA

£190,000

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This delightful end-terraced cottage, enjoys a quiet rural setting and would be an ideal purchase for a first time buyer, young couple or those looking to downsize. Featuring an entrance porch, entrance vestibule, lounge with feature fireplace, kitchen with integrated appliances, useful cellar, 2 well-proportioned bedrooms to the first floor and a spacious 4 piece bathroom. There are gardens to both the front and rear, the front presents a lovely outdoor space, perfect for enjoying the rural views and there is an off road parking space at the side of the property. Located approximately 2 miles from Mirfield and 6 miles from Huddersfield with access to the M62 motorway readily available for those needing to commute.

Energy Rating: G





GROUND FLOOR:

Entrance Porch

Lounge

15'1" x 11'3" (4.60m x 3.43m)

The lounge has a feature brick fireplace with oak mantle, a central heating radiator, wall light points and a uPVC double glazed window to the front overlooking the garden.

Kitchen

18'3" x 4'7" (5.56m x 1.40m)

Fitted with a range of wall and base units to one wall with ample worktop space and inset sink unit. Built-in appliances include hob, oven, fridge/freezer and there is space and plumbing for a washing machine. The kitchen has a central heating radiator, uPVC double glazed window to the rear and also gives access to the cellar.

LOWER GROUND FLOOR:

Cellar

Providing useful storage space and having power and lighting.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window and access to the loft via a pull down ladder.

The loft is insulated, part boarded and has light.

Bedroom 1

10'5" max x 9'10" (3.18m max x 3.00m)

This double bedroom has built-in wardrobes with sliding mirrored door fronts, a central heating radiator and a uPVC double glazed window which enjoys distant views.



Bedroom 2

7'3" x 6'4" min to bulkhead (2.21m x 1.93m min to bulkhead)

A single bedroom with a central heating radiator, bulkhead with fitted shelving and a uPVC double glazed window which also enjoys distant rural views.

Bathroom

The bathroom suite comprises fully tiled walls and floor, a large bath tub with central mixer tap, pedestal wash hand basin, low flush WC and a shower enclosure. There is a chrome ladder style towel radiator, downlights and a uPVC double glazed window.

OUTSIDE:

There is a paved front garden with artificial grassed section. To the rear (accessed down the side of the property) there is a gate which gives access to the rear garden. With a paved seating area, gas storage area and section of lawned garden which is enclosed by timber fencing, stone walling and mature hedges. There is parking for 1 car at the side of the property.

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 (A629). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo keep in the left hand lane travelling through the lights into Wakefield Road. Proceed on the main road, travelling straight ahead at the roundabout and take the immediate left hand turning into Chimney Lane. Follow this road which leads into Lucy Lane and at the cross roads proceed straight ahead into Addle Croft Lane. Bear left into Sands Lane and continue until the road forks, turn left into Healey Green Lane and then left into Long Tongue Scrog Lane where the property can be found identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

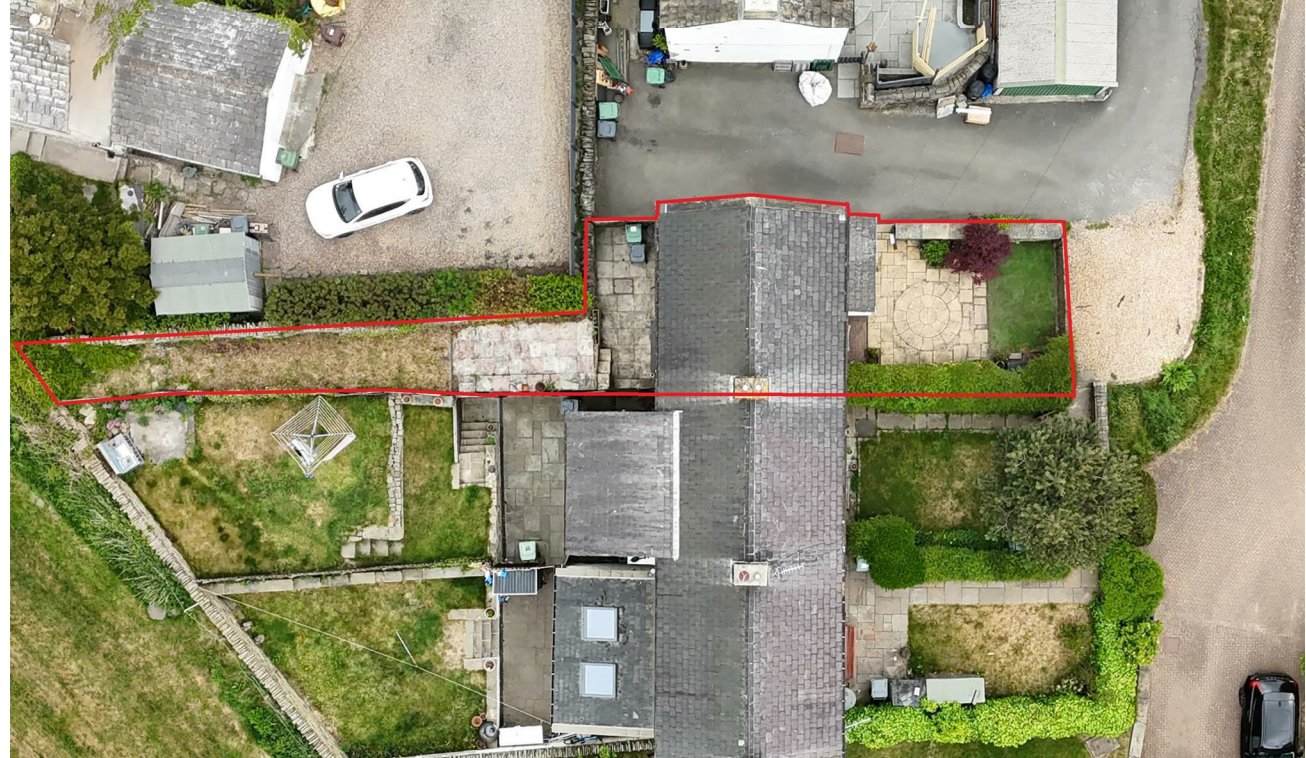
MORTGAGES:

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.

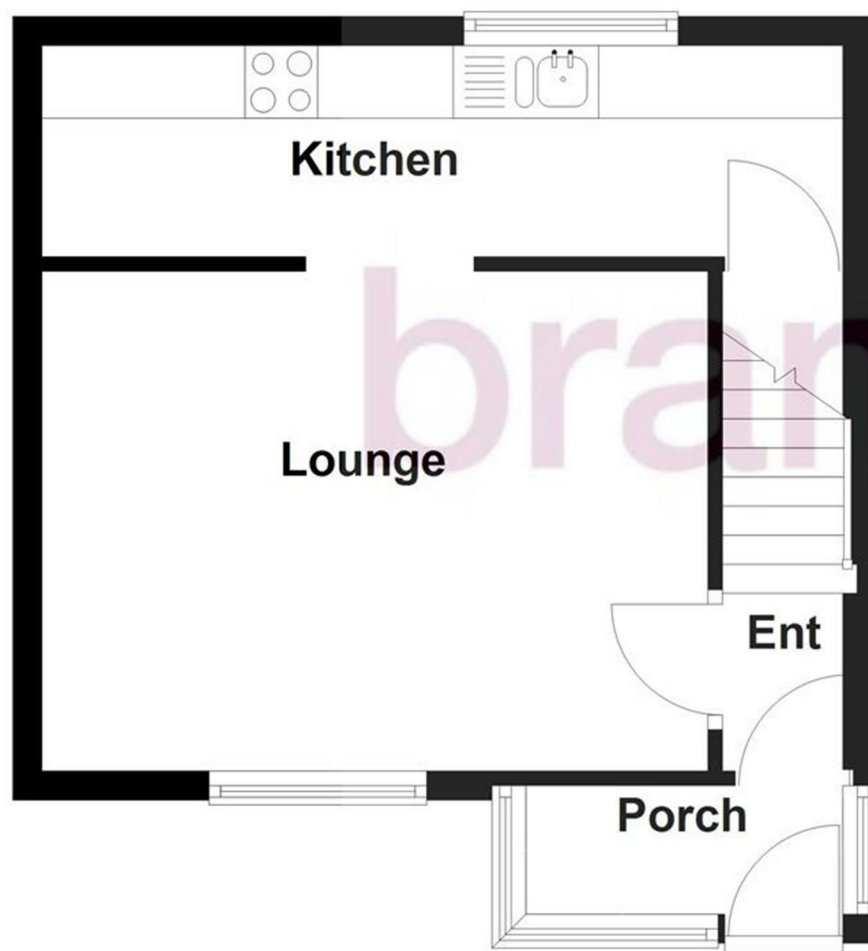
ONLINE CONVEYANCING SERVICES:

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.

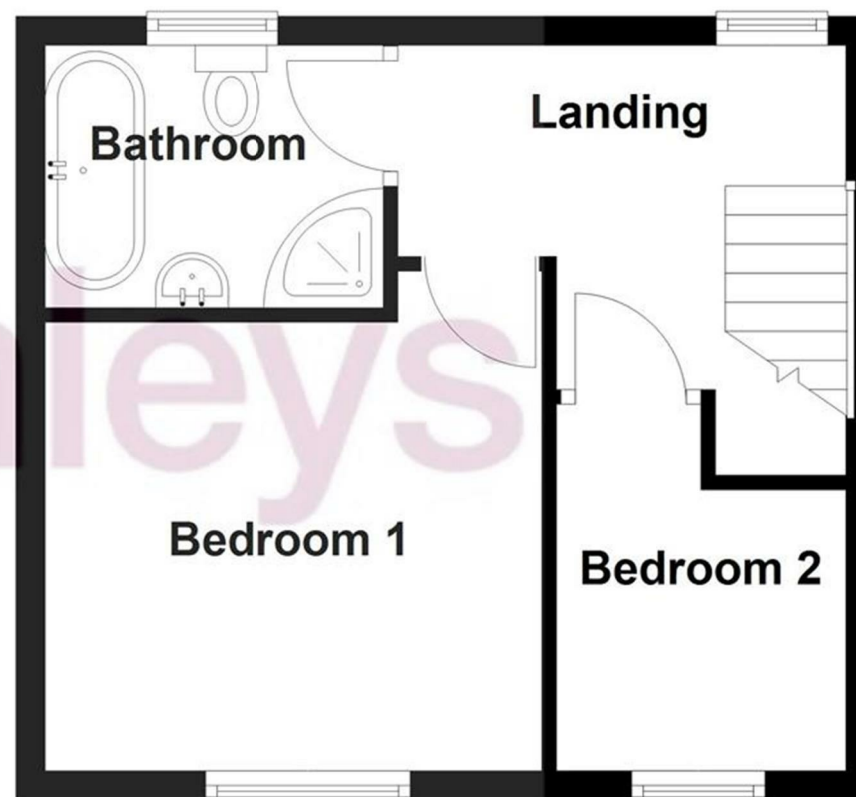




Ground Floor



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		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		14
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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