



200 Lowergate, Huddersfield, HD3 4EP

£97,450

**bramleys**

A beautifully presented two-bedroom front back-to-back property, ideally situated in the popular residential area of Paddock. Recently refurbished throughout, the property is ready to move straight into and is offered with vacant possession and no upper chain, making it an excellent opportunity for first-time buyers or investors alike.

Conveniently located close to a range of local amenities, well-regarded schools and excellent commuter links, the property offers both comfort and practicality. The accommodation is well-proportioned and benefits from a useful cellar, providing additional storage space. Externally, there is a flagged patio area to the front, ideal for low-maintenance outdoor seating. Early viewing is highly recommended to fully appreciate what this home has to offer.



## GROUND FLOOR:

### Living Kitchen

14'10" x 13'8" (4.52m x 4.17m)

Entrance area: An external door leads into the open-plan living kitchen, featuring a central heating radiator and stairs rising to the first-floor landing.

Kitchen area: Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with tiled upstands. There is a double-glazed window to the front elevation. Integral appliances include a four-ring gas hob, oven and angled glass extractor hood, with additional plumbing and space for a washing machine or dishwasher.

Living area: A comfortable living space with a central heating radiator and a door providing access to the cellar.

### Hallway

With a double glazed window to the side elevation and stairs leading down to the cellar.

## GROUND FLOOR:

### Cellar

Providing additional storage.

## FIRST FLOOR:

### Landing

With access to two bedrooms and the house bathroom.

### Bedroom

15'1" x 9'5" (4.60m x 2.87m)

With useful built in wardrobes, a central heating radiator and a double glazed window to

the front elevation. There is access to the loft via a loft hatch.

### Bedroom

7'9" x 6'4" (2.36m x 1.93m)

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

### Bathroom

A three piece suite comprising of a low flush W.C, wash hand basin and a panelled bath with showerhead attachment. There is tiling to the splashbacks, a central heating radiator and a double glazed window to the front elevation.

## OUTSIDE:

The property has a flagged patio area to the front.

## 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 A62 Manchester Road and proceed for approximately 1 mile. At the traffic lights at Longroyd Bridge bear right onto Longroyd Lane. Proceed under the viaduct as the road becomes Church Street and continue straight ahead for approximately 1 mile. On reaching the roundabout at Paddock Head, take the second left onto Longwood Road and then first left after approximately 30 meters onto Lowergate where the property can be found on the right hand side identified by the Bramleys for sale board.



## TENURE:

Freehold

## COUNCIL TAX BAND:

A

## 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.



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>		
	70	79

England & Wales EU Directive 2002/91/EC

### 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.

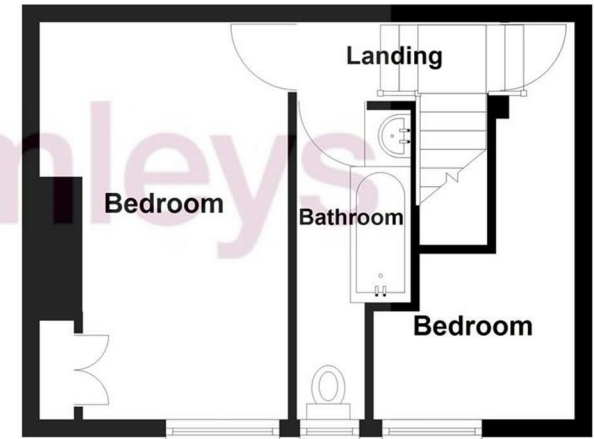
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

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

### Ground Floor



### First Floor



Huddersfield | Halifax | Elland | Mirfield

