



53 Warrenside, Huddersfield, HD2 1LW  
£225,000

**bramleys**

## NO UPPER CHAIN

Offered to the market with vacant possession and no upward chain, is this 3/4 bedroom semi detached dormer bungalow which provides versatile living accommodation and benefits from two bathrooms. Forming an ideal purchase for a young and growing family, the property has access to nearby local amenities and schooling, as well as being handily placed for Deighton train station (expected to re-open in 2027). The property has recently been decorated, has modern fixtures and fittings, gas fired central heating and uPVC double glazing. The accommodation layout briefly comprises:- entrance hall, lounge, breakfast kitchen, bed 4/dining room, three piece bathroom and to the first floor there are 3 bedrooms and a shower room. Enjoying a corner plot with gardens to the front and rear, together with a detached garage and driveway. An internal viewing is highly recommended to appreciate the size, position and potential this property offers.



## GROUND FLOOR:

Enter the property through an external door into:-

### Entrance Hall

Fitted with a staircase rising to the first floor and tiled flooring.

### Lounge

14'11" x 10'1" (4.55m x 3.07m)

A generous reception room which has a uPVC double glazed window to the front elevation and a central heating radiator. There is also feature ceiling lighting, inset ceiling spotlights and laminate flooring.

### Breakfast Kitchen

13'0" x 9'1" (3.96m x 2.77m)

Being fitted with a range of wall, drawer and base units, complementary work surfaces, tiled splashbacks, inset sink and breakfast bar.

### Bedroom 4/Dining Room

13'2" x 8'7" (4.01m x 2.62m)

This versatile room can be utilised in a variety of different ways as required and is fitted with a uPVC double glazed window to the front elevation and a central heating radiator.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and bath with shower attachment over. There is also a central heating radiator and uPVC double glazed window.

## FIRST FLOOR:

### Landing

### Bedroom 1

11'11" x 9'1" (3.63m x 2.77m)

A bright and airy room, having a uPVC double glazed window to the front and a central heating radiator.



### Bedroom 2

12'0" max x 9'11" (3.66m max x 3.02m)

Having a uPVC double glazed window and a central heating radiator.

### Bedroom 3

9'7" max x 7'1" (2.92m max x 2.16m)

Also having a uPVC double glazed window to the front elevation and a central heating radiator.

### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and double shower cubicle with feature wall tiling and fully tiled floor. There is also a uPVC double glazed window and vertical heated towel rail.

### OUTSIDE:

To the front of the property there is a small garden area with Astro turf and shrub boundaries. There is an adjacent concrete driveway which provides off road parking and a detached single garage with up and over door. A path leads down the side of the property to the rear where there is a good sized garden which is enclosed, ideal for those with pets or young children.

### 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 Leeds Road (A62), continue along the main road for approximately 1½ miles, after passing the Leeds Road playing fields turn left at the traffic lights into Whitacre Street, continue over the mini-roundabout onto Deighton Road. At the next roundabout turn right onto Keldregate and then right into Greyfriars Avenue. Proceed to its conclusion and then turn right into Warrenside where the property will be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

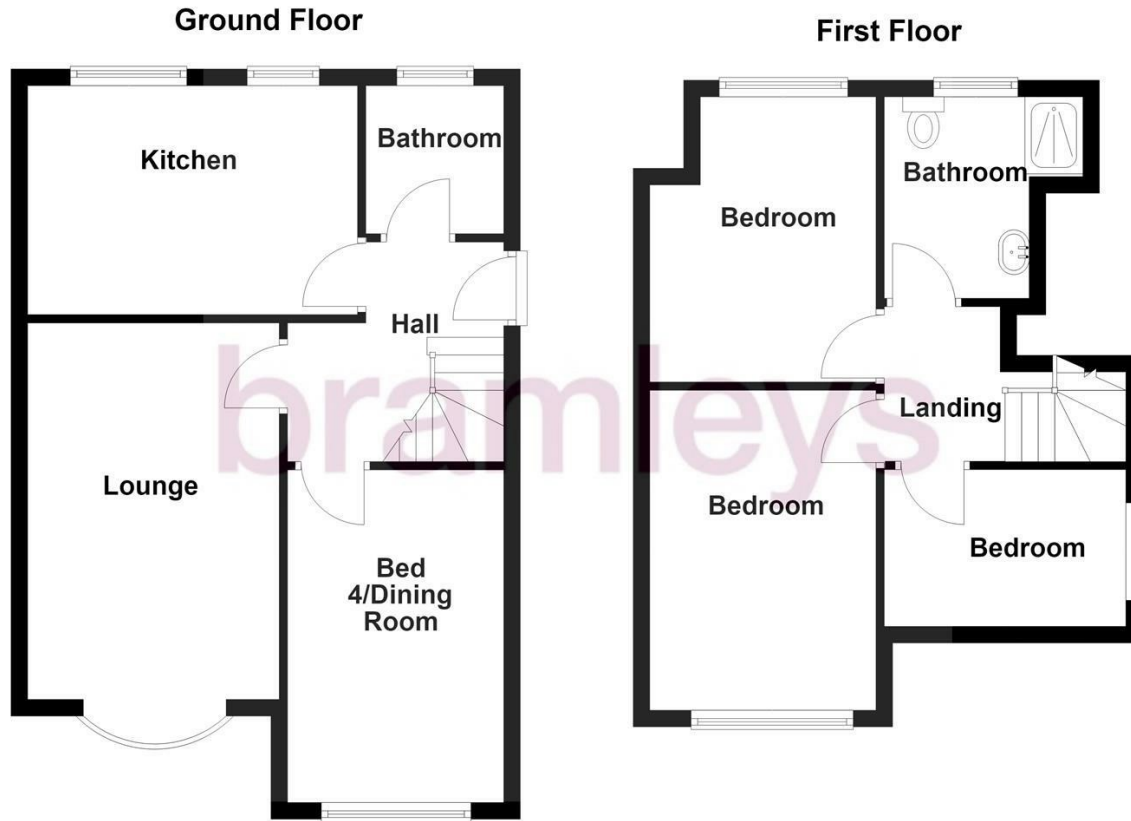
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### VIEWINGS:

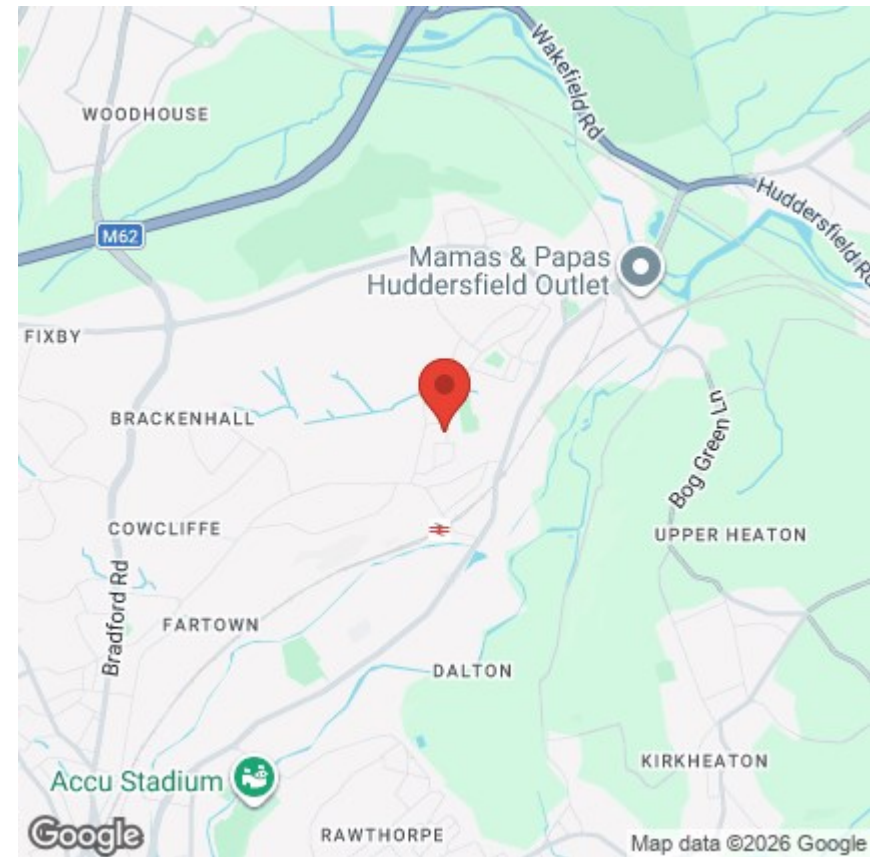
Please call our office to book a viewing on 01484 530361.







NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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