



30 Broomfield Road, Marsh, Huddersfield, HD1 4QD  
£130,000

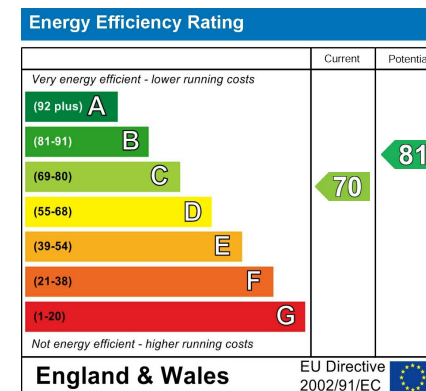
**bramleys**

## NO UPPER CHAIN

This 2 bedroom, stone built through terraced property is situated in this popular and much sought after residential area of Marsh.

Situated approximately 1 mile from Huddersfield town centre, the property is handily located for all the local amenities available in the Marsh and Lindley area.

Fitted with uPVC double glazing, gas fired central heating and a modern fitted kitchen and bathroom. The property would ideally suit the first time buyer or buy-to-let investor alike.



## GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

### Lounge

14'2" max x 13'0" max (4.32m max x 3.96m max)

Fitted with a uPVC double glazed window and central heating radiator.

### Kitchen

10'2" max x 6'8" max (3.10m max x 2.03m max)

A modern fitted kitchen with matching wall and base units, laminated work surfaces and part tiled walls. There is a 4 ring electric hob with overhead extractor fan and light, built-in oven and grill, inset stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine, uPVC double glazed window and a rear access door.

## FIRST FLOOR:

### Landing

### Bedroom 1

11'4" max x 8'0" max (3.45m max x 2.44m max)

With a central heating radiator and uPVC double glazed window.

### Bedroom 2

8'5" x 8'0" (2.57m x 2.44m)

With a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with mixer taps, shower screen and shower attachment. There is a chrome ladder style radiator and uPVC double glazed window.

## OUTSIDE:

There is a garden area to the front and path which leads to the front door. To the rear there is a shared communal hanging area.



### 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:

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:

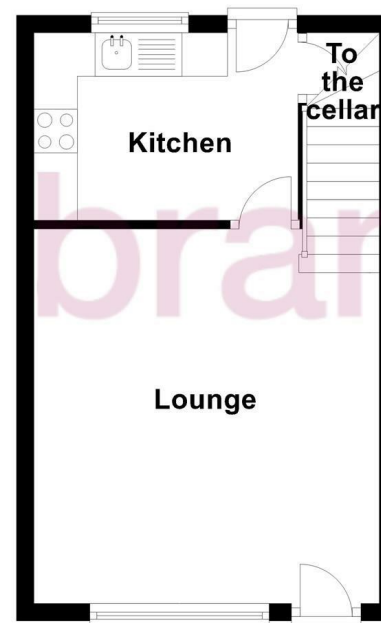
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

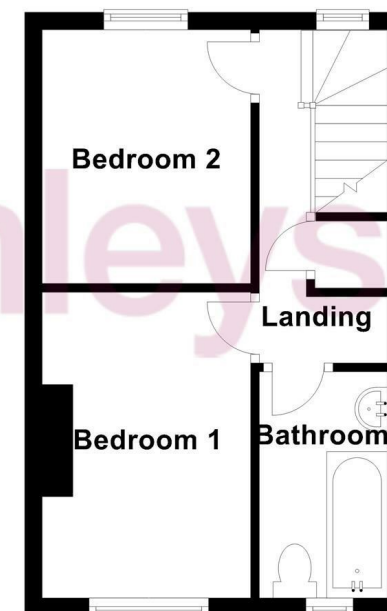
Please call our office to book a viewing on 01484 530361.



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

Huddersfield | Halifax | Elland | Mirfield

