



2 East Close, Fartown, Huddersfield, HD2 1BX  
£165,000

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This semi detached property is situated on a quiet side road, enjoying a corner plot with gardens to three sides, together with a driveway and detached garage providing off road parking. Offering well maintained accommodation with uPVC double glazing, a modern central heating boiler, the accommodation briefly comprises:- entrance hall, lounge, dining room with under-stair store, separate fitted kitchen, first floor landing, a 3 piece bathroom and two bedrooms both with fitted/built-in wardrobes. Conveniently situated for amenities and schools with good access to the M62 motorway network.

Energy Rating: D



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the hallway which has a staircase rising to the first floor with inset lighting and a central heating radiator.

### Lounge

13'10" max into bay x 13'6" (4.22m max into bay x 4.11m)

The lounge has a fireplace surround with gas fire, wall light points, a central heating radiator and uPVC double glazed bay window.

### Dining Room

10'4" x 8'8" (3.15m x 2.64m)

This second reception room has a useful under-stair cupboard, a central heating radiator and a uPVC glazed door to the rear.

### Kitchen

6'10" x 6'5" (2.08m x 1.96m)

Having a uPVC double glazed window and a range of wall and base units with working

surfaces over, sink unit, integrated oven and gas hob with extractor above and space and plumbing for a washing machine.

## FIRST FLOOR:

### Landing

The landing gives access to the loft which houses the central heating boiler.

### Bedroom 1

13'10" max inc wardrobes x 14'0" max into bay (4.22m max inc wardrobes x 4.27m max into bay)

This spacious double bedroom has fitted wardrobes, a central heating radiator and a uPVC double glazed bay window.

### Bedroom 2

8'9" x 7'4" (2.67m x 2.24m)

This second bedroom has a built-in wardrobe, central heating radiator and a uPVC double glazed window.



### Bathroom

Having tiling to the walls and floor. The bathroom is fitted with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and bath with shower attachment over and screen. There is also a central heating radiator and uPVC double glazed window.

### OUTSIDE:

Wrought iron gates give access to a paved driveway which provides off road parking for two vehicles and leads to the detached garage. A brick dwarf wall with wrought iron railings and hedging surround the front lawned garden and there is a raised smaller lawn to the rear accessed via steps. The rear garden also houses a garden shed.

### 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 Bradford Road (A641), passing through the traffic lights at Hillhouse and Fartown Bar. Continue along the main road for approximately 200 yards take a right hand turning immediately after the Ashbrow Garage into Ashbrow Road. Take the first right hand turning into Central Avenue, follow this road round and turn right onto East Close where the property can be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

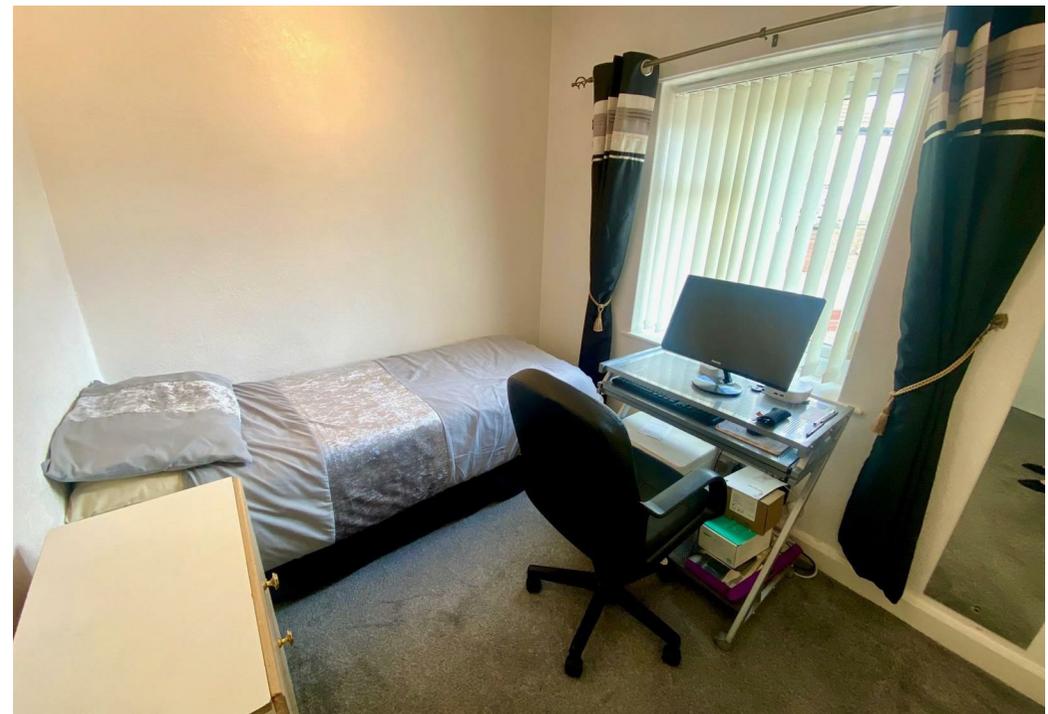
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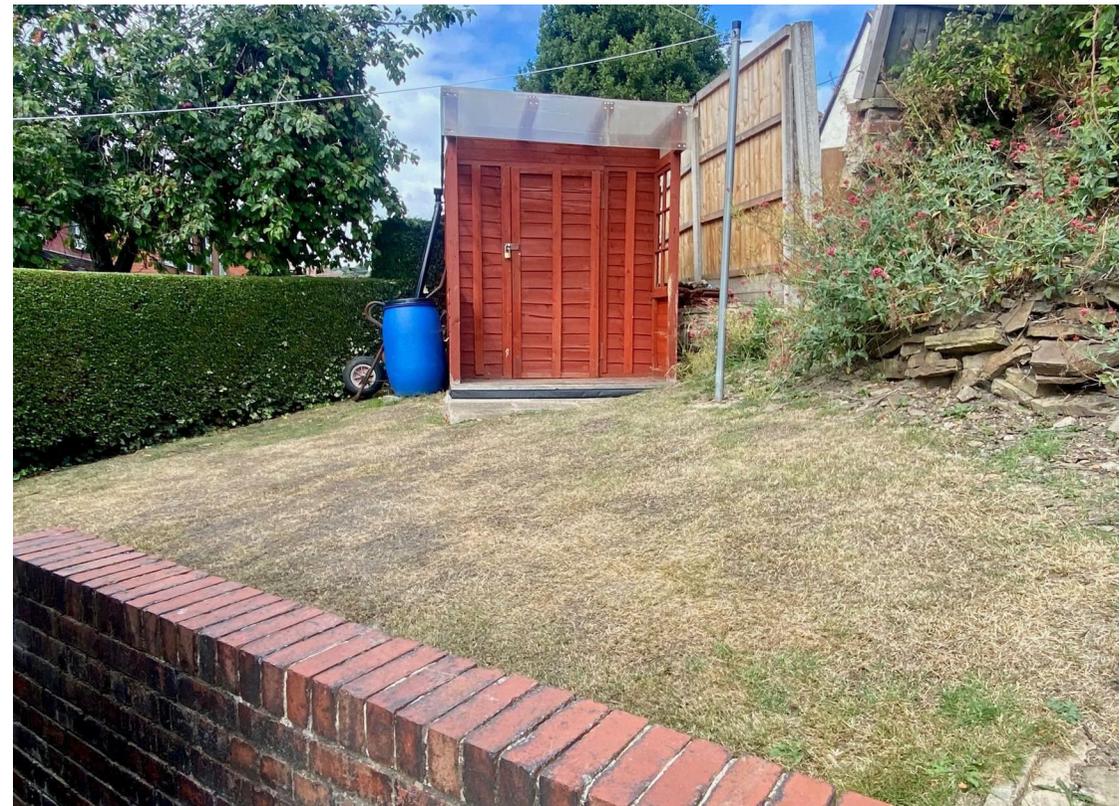
### MORTGAGES:

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.

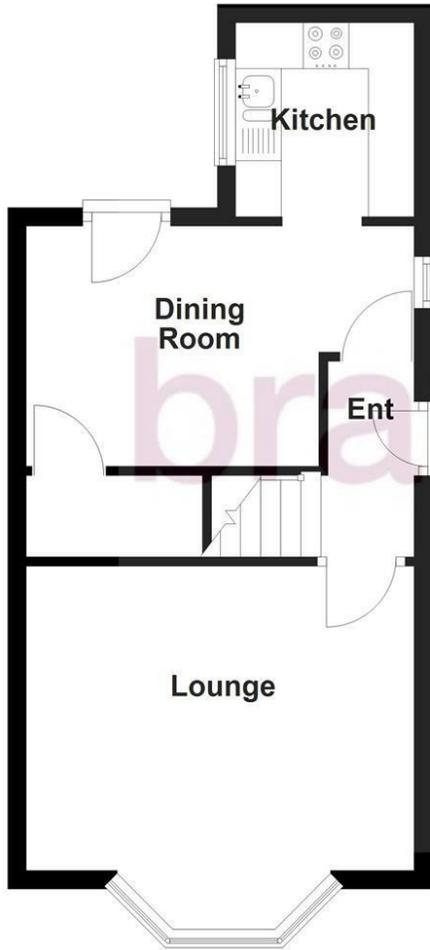
### ONLINE CONVEYANCING SERVICES:

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.

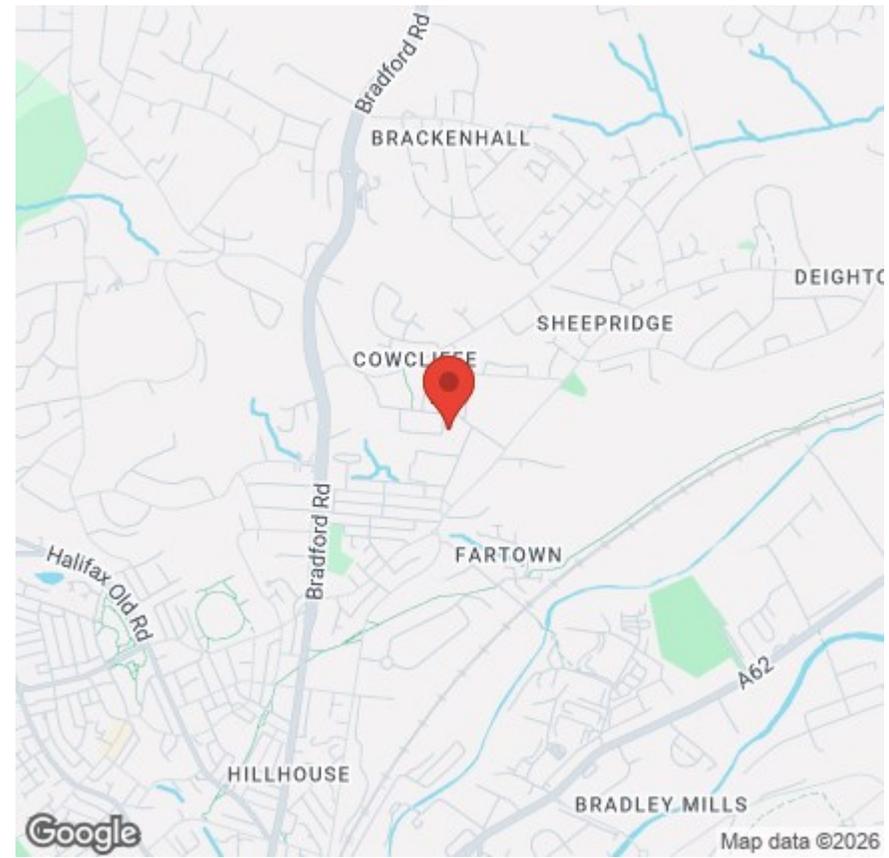




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
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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