



102 Marlington Drive, Ferndale, Huddersfield, HD2 1GW

£185,000

bramleys



This 3 double bedroom mid townhouse is tucked away on a small cul-de-sac. Having a landscaped low maintenance garden to rear, driveway and integral garage. An ideal purchase for a first time buyer/young family with modern fixtures and fittings and accommodation comprising: ground floor entrance hall, WC, kitchen diner with French doors opening out onto the garden, first floor lounge and bedroom, second floor bathroom and 2 further bedrooms with en-suite shower room to the master bedroom. Conveniently positioned for access to junctions 24 & 25 of the M62 motorway network, amenities, local schools and Asda supermarket which is within walking distance. **EARLY VIEWING ESSENTIAL TO AVOID MISSING OUT!**



GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

Where there is tiled flooring, built-in store cupboard and a central heating radiator. The hallway also has internal access into the garage.

WC

Furnished with a modern 2 piece suite comprising low flush WC and wash hand basin. Also having a fully tiled floor and a central heating radiator.

Dining Kitchen

14'9 x 13'10 (4.50m x 4.22m)

The kitchen has a range of wall and base units with tiled splashbacks and inset stainless steel sink unit. Integrated appliances include 4 burner gas hob with stainless steel extractor over and single electric oven. There is plumbing for washing machine and dishwasher and space for fridge freezer. A set of uPVC French doors access the rear garden.

Integral Garage

14'6 x 8'2 (4.42m x 2.49m)

Having internal access from the hallway and having internal lighting and an up and over door to the front.

FIRST FLOOR:

Landing

The landing has a useful built-in storage cupboard and a central heating radiator.

Lounge

14'9 x 13'10 (4.50m x 4.22m)

This good sized reception room is fitted with 2 central heating radiators and 2 uPVC double glazed windows.

Bedroom 3

14'9 x 8'8 (4.50m x 2.64m)

A double bedroom which has 2 central heating radiators and 2 uPVC double glazed windows.

SECOND FLOOR:

Landing

With access to the loft and a central heating radiator.

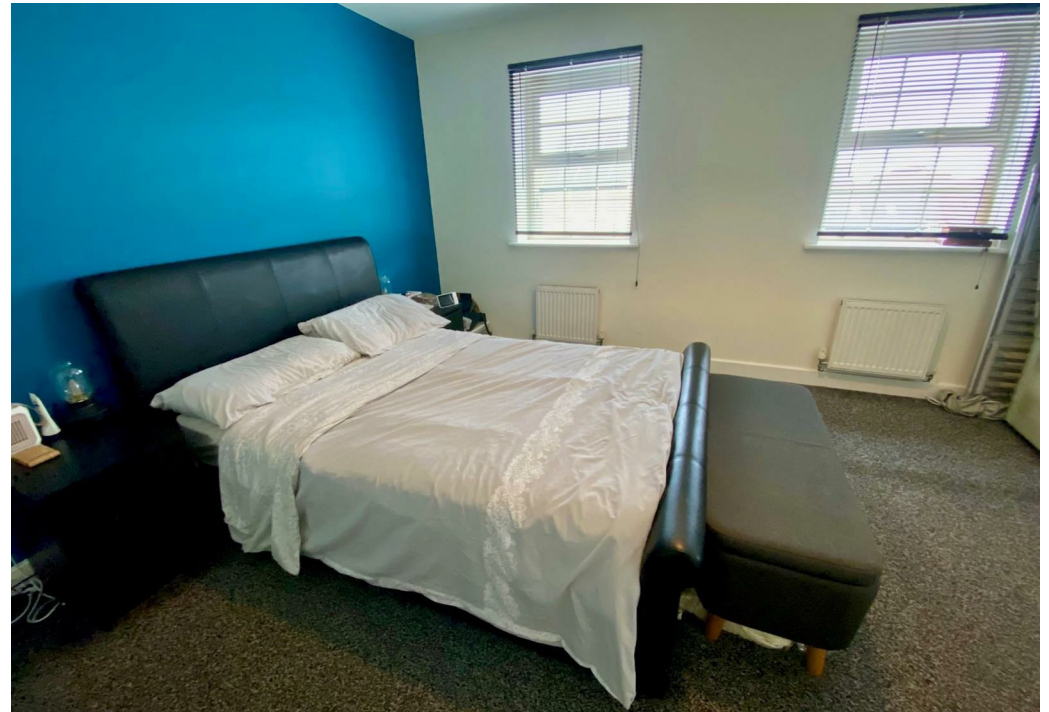
Master Bedroom

14'9 x 11'2 (4.50m x 3.40m)

A good sized double bedroom, with 2 central heating radiators and 2 uPVC double glazed windows.

En-Suite Shower Room

Having tiling to the walls and floor and furnished with a 3 piece suite comprising shower enclosure, low flush WC, wash hand basin and chrome ladder style radiator.



Bedroom 2
14'9 x 8'11 (4.50m x 2.72m)

Fitted with 2 uPVC double glazed windows and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising bath with rainfall shower attachment over and screen, wash hand basin and low flush WC. There are part tiled walls and a chrome ladder style radiator.

OUTSIDE:

Enjoying a quiet cul-de-sac position and has a driveway providing off road parking and a single integral garage with an up and over door and internal light. To the rear of the property is a landscaped low maintenance flagged patio, perfect for entertaining BBQ. There is a low level wall and pebbled/gravelled sections. Gated access to rear of garden.

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. Proceed to the roundabout by the Asda supermarket, travelling straight ahead and take the next right hand turning into Long Hill Road. At the mini-roundabout, bear right down Oxley Road. Continue to the end of this road and bear left onto Marlinton Drive where the property can be found set back on a cul-de-sac on the left hand side. Please note Marlinton Drive is split into two with non vehicular access straight through from one end of Marlinton Drive to the other. Use Oxley Road to access the top part of Marlinton Drive where this property is located.

TENURE:

Freehold

COUNCIL TAX BAND:

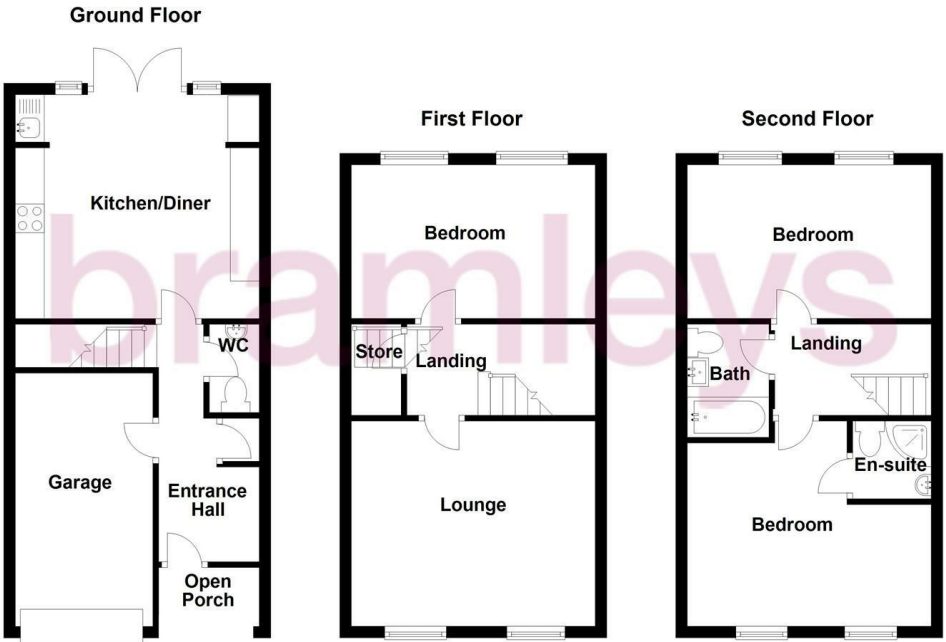
Band B

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.



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

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