



9 Oakes Road, Oakes, Huddersfield, HD3 3EW

£80,000

bramleys

This street lined 2 bed mid terrace occupies a convenient position for amenities, bus route and M62 motorway network. Situated within this popular and established residential locality, approximately 1.5 miles from Huddersfield town centre. Offering excellent development potential and requiring a full and extensive programme of repair, improvement and general upgrading. The accommodation comprises: entrance vestibule, lounge, separate kitchen, cellar, 2 bedrooms and bathroom with yard to rear.

Energy Rating: D



GROUND FLOOR:

Entrance Vestibule

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

Lounge

15'3" x 12'0" (4.65m x 3.66m)

The lounge has a chimney breast with exposed stone mantle, a central heating radiator and uPVC double glazed window.

Kitchen

11'7" ave x 6'3" (3.53m ave x 1.91m)

The kitchen has a range of wall and base units with working surfaces over, inset sink unit, gas hob, integrated oven, space for under counter fridge and freezer and washing machine. There is an external uPVC door and double glazed window to the rear.

LOWER GROUND FLOOR:

Cellar

The fusebox is located on the cellar stairway.

FIRST FLOOR:

Landing

Having a small loft hatch.

Bedroom 1

15'4" x 9'7" (4.67m x 2.92m)

This double room has a central heating radiator and uPVC double glazed window.

Bedroom 2

6'1" x 7'8" max 6'1" min to bulkhead (1.85m x 2.34m max 1.85m min to bulkhead)

A single room with bulkhead which also has a central heating radiator and uPVC double glazed window.



Bathroom

This spacious bathroom has a bath with shower attachment over, pedestal wash hand basin, wc, cupboard which houses the Vokera boiler and a uPVC double glazed window.

OUTSIDE:

Street frontage and enclosed yard to rear.

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 Trinity Street (A640). At the Gledholt roundabout continue straight ahead into Westbourne Road. Continue along this road and at the Bay Horse roundabout go straight ahead into New Hey Road. After a short distance take a right hand turning just after The Highgate massage clinic onto Oakes Road and the subject property can be found located on the right hand side.

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:

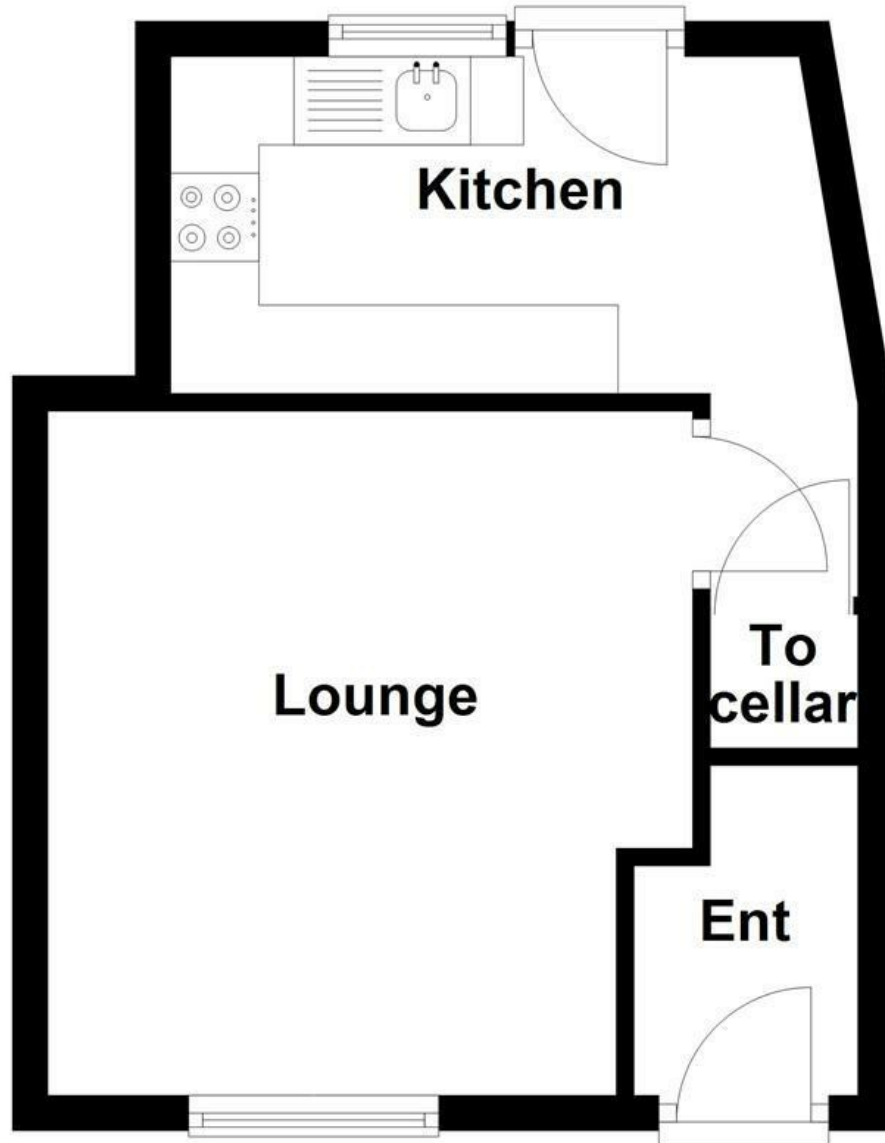
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

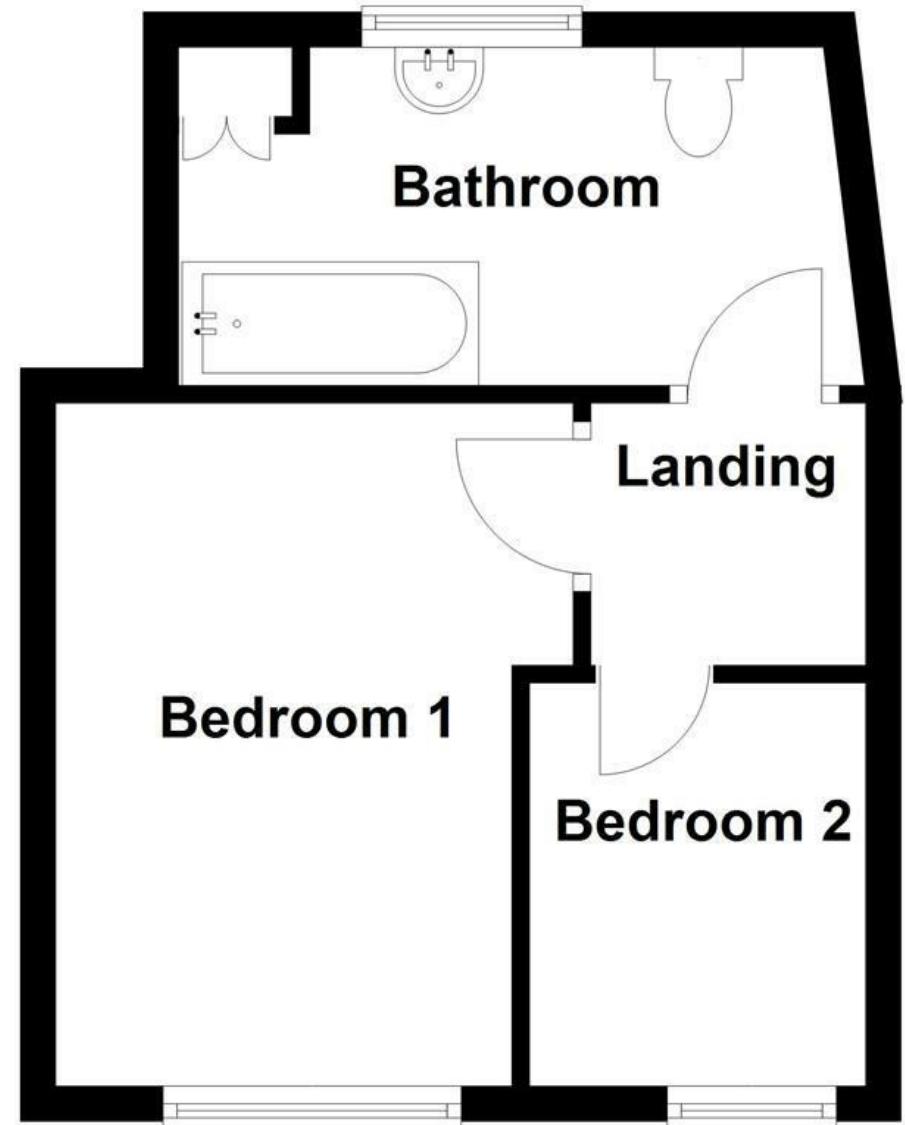
Please call our office to book a viewing on 01484 530361.

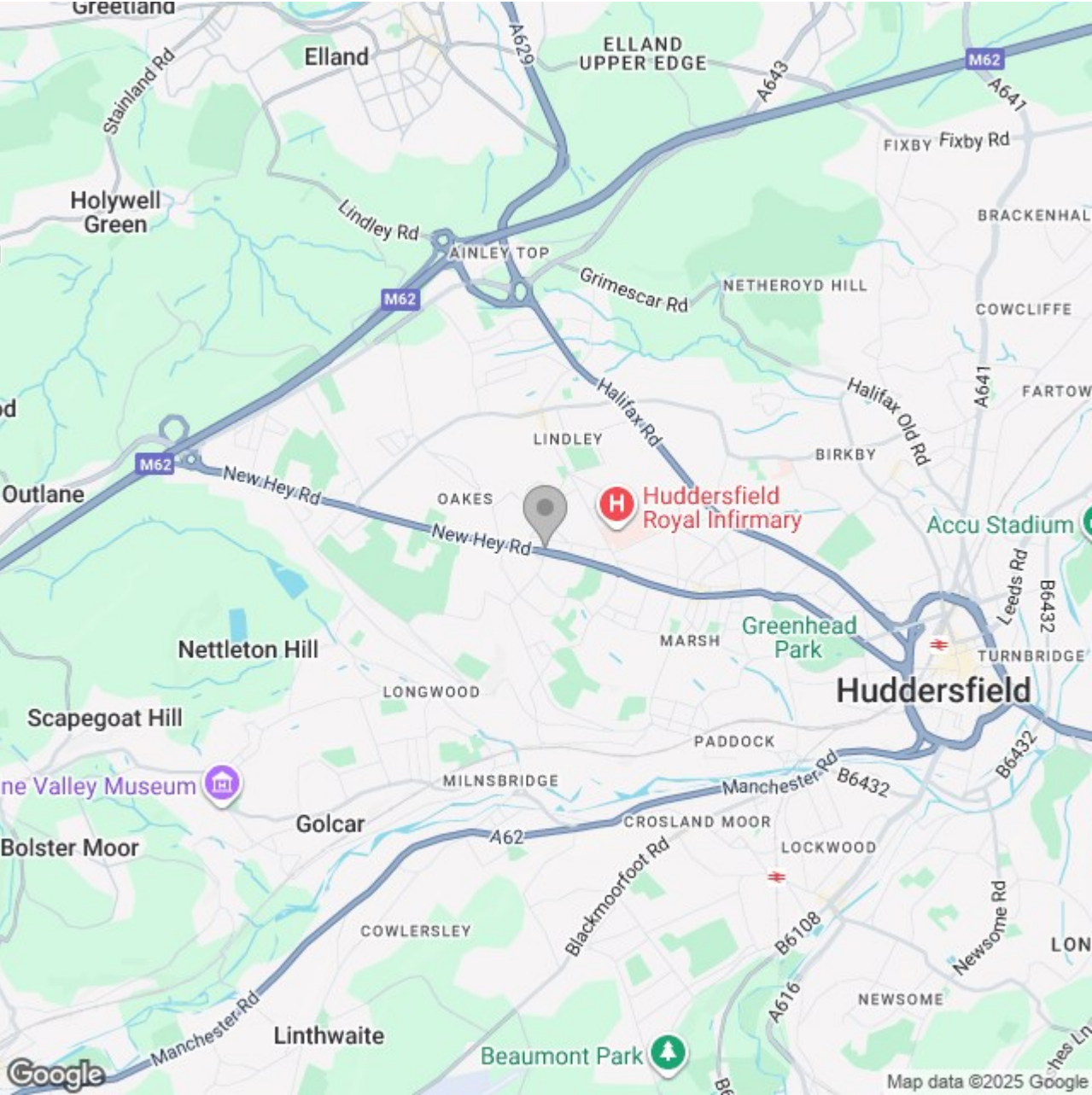


Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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