



14 Weatherhill Crescent, Huddersfield, HD3 3QZ  
Offers Over £270,000

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### NO UPPER CHAIN

This 3 bedroom semi detached family home, is set on a generous plot which provides further scope for extension (subject to any necessary consents). Currently providing accommodation which comprises:- entrance hall, lounge, dining room, breakfast kitchen, side entrance vestibule, first floor landing, 3 bedrooms and bathroom. The property does require some modernisation and improvement works throughout, however this has been reflected within the asking price.

Situated on the edge of the popular and sought after village of Lindley, which has an array of amenities and schooling. The property is also only a short drive from the M62 motorway network, thus making this an ideal purchase for those looking to commute to the major trading centres of West Yorkshire and East Lancashire.

Externally a driveway and garage provide off road parking, together with good sized garden areas to 3 sides.

An internal viewing is highly recommended to appreciate the position, potential and space this property has to offer.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property through a uPVC double glazed external door into the entrance hall.

### Entrance Hall

Fitted with a central heating radiator, built-in understairs store cupboard, uPVC double glazed window and staircase rising to the first floor.

### Lounge

14'0" max x 12'0" (4.27m max x 3.66m)

This spacious reception room has a uPVC double glazed bay window to the front elevation, a central heating radiator, gas and coal effect living flame fire, 3 wall light points and a set of timber and glazed doors which give access to the dining room.

### Dining Room

9'0" x 8'11" (2.74m x 2.72m)

Peacefully situated to the rear of the property, with wood effect laminate flooring, a central heating radiator and uPVC double glazed window.

### Breakfast Kitchen

14'9" x 8'11" max (4.50m x 2.72m max)

Fitted with a range of matching wall and base units with laminated work surface and part tiled walls. There is an inset stainless steel sink with side drainer and mixer tap, electric cooker point, plumbing for a washing machine, a central heating radiator, 2 uPVC double glazed windows and a useful built-in pantry cupboard which provides further storage space. A timber and glazed door gives access to the side vestibule.

### Side Entrance Vestibule

With a uPVC double glazed door giving access to the side of the property and further internal access door to the garage.

### Garage

15'0" x 8'1" (4.57m x 2.46m)

Accessed via electrically operated roller shutter doors. The garage provides additional storage space and is fitted with a uPVC double glazed window which provides natural light.

## FIRST FLOOR:

### Landing

With ceiling hatch providing loft access.



### Bedroom 1

12'4" x 9'11" (3.76m x 3.02m)

This good sized double bedroom is fitted with wardrobes which provide hanging and shelving facilities, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'3" x 9'0" (3.43m x 2.74m)

Having a central heating radiator, built-in wardrobes, storage cupboards and a uPVC double glazed window.

### Bedroom 3

9'3" x 7'5" inc bulk-head (2.82m x 2.26m inc bulk-head)

Having a uPVC double glazed window, central heating radiator, built-in cupboard and laminate flooring.

### Bathroom

Being fully tiled to the walls, the bathroom is furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is also a uPVC double glazed window and a central heating radiator.

### OUTSIDE:

Set on a generous sized plot, the property enjoys garden areas to 3 sides. Together with a driveway and garage provide off road parking.

### 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:

C

### 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.

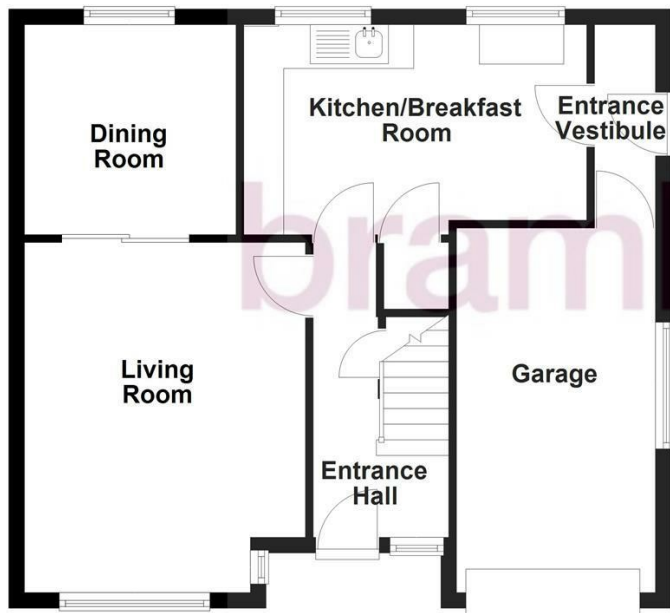




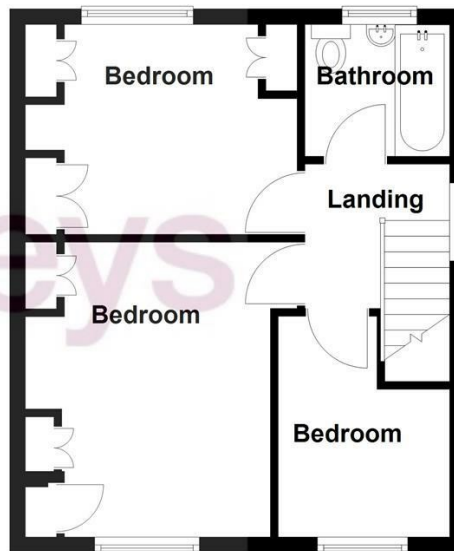




Ground Floor



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

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>		
(21-38) <b>F</b>		
(11-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	77
England & Wales		EU Directive 2002/91/EC

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