



91 Victory Avenue, Huddersfield, HD3 4HF  
£130,000

**bramleys**



Offered for sale is this 2 bedroom end terrace house, which presents an excellent opportunity for both first-time buyers and investors. Upon entering, you are welcomed into a bright reception room, which then leads through to the modern fitted kitchen offering a stylish and functional space. The property also features a contemporary wet room, ensuring convenience and ease of use.

One of the standout features of this home is the gardens that surround it on three sides, providing ample outdoor space for gardening or play. The location is particularly advantageous, with local schools and amenities within easy reach in the nearby areas of Paddock, Milnsbridge, and Marsh. For those who require quick access to the wider region, the M62 motorway network is just a short drive away.

Importantly, this property is offered with no upper chain, allowing for a smooth and straightforward purchasing process. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this delightful end terrace house is sure to impress.

Don't miss the chance to make it your own.



## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

With a central heating radiator and staircase rising to the first floor.

### Lounge

13'11" x 13'0" (4.24m x 3.96m)

With a central heating radiator, gas and coal living flame fire, uPVC double glazed window, built-in cupboards and drawer units.

### Breakfast Kitchen

15'9" x 8'0" (4.80m x 2.44m)

Comprehensively fitted with a range of matching modern wall and base units, with laminat work surfaces, integrated fridge, freezer, washing machine, gas hob with overhead extractor fan and light, split level oven and separate microwave. There are part tiled walls, a central heating radiator, 2 uPVC double glazed windows and a composite rear access door.

## FIRST FLOOR:

### Landing

### Bedroom 1

15'0" x 9'2" (4.57m x 2.79m)

With a range of built-in wardrobes, cupboards and drawer units. There is also a central heating radiator and uPVC double glazed window.

### Bedroom 2

11'1" x 7'0" (3.38m x 2.13m)

Having uPVC double glazing, a central heating radiator and built-in wardrobes.

### Wet Room

Being fully tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin and walk-in shower cubicle. There is also a central heating radiator and uPVC double glazed window.

## OUTSIDE:

The property is situated on a corner plot, with generous gardens to three sides.



### **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.

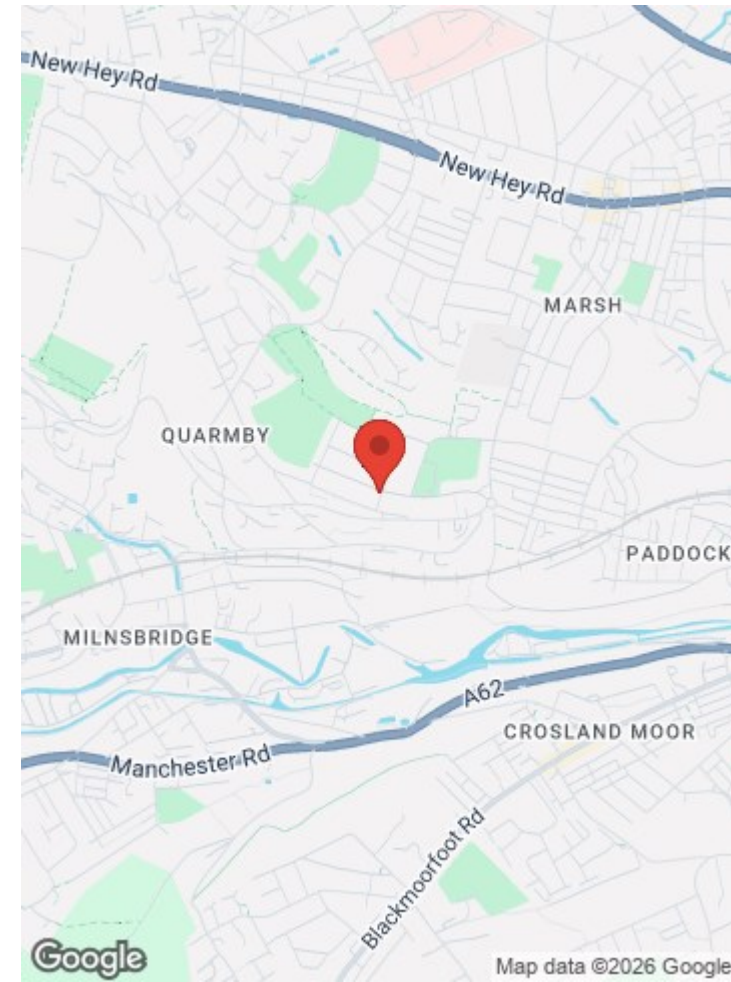
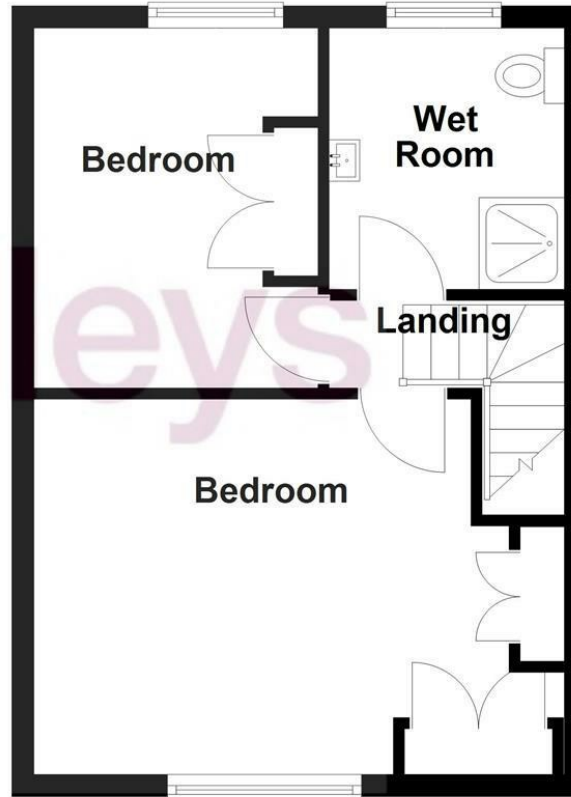




## Ground Floor



## First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

### 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>			77
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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