



1 Keat Street, Crosland Moor, Huddersfield, HD4 5BE  
Offers Around £95,000

**bramleys**

## NO UPPER CHAIN

Offered for sale is this 2 bedroom, corner terrace which is offered for sale with no vendor chain and vacant possession. Being an ideal purchase for a first time buyer or investor, the property provides accommodation which comprises:- entrance porch, lounge, kitchen, lower ground floor cellar, first floor landing, 2 bedrooms and a 3 piece bathroom.

Currently providing uPVC double glazing and gas fired central heating, the property would benefit from some cosmetic improvements.

Conveniently located for amenities and public transport in Crosland Moor village, whilst also being a short drive from Huddersfield town centre. An internal viewing is recommended to appreciate the potential on offer.



## GROUND FLOOR:

### Entrance Porch

A uPVC entrance door gives access to the porch which has side windows and an internal timber door to the lounge.

### Lounge

13'5 x 13'9 max (4.09m x 4.19m max)

This spacious reception room has a fireplace with electric fire, a central heating radiator and a uPVC double glazed window.

### Kitchen

10'4 x 8'9 max (5'8 min) (3.15m x 2.67m max (1.73m min))

Having a range of wall and base units with working surfaces over, part tiled walls, breakfast bar, integrated oven and hob with extractor hood over, space and plumbing for a washing machine and space for a tall fridge freezer. The kitchen houses the central heating boiler, has a central heating radiator, uPVC double glazed window and access to the cellar.

## LOWER GROUND FLOOR:

### Cellar

The cellar houses the fuse box.

## FIRST FLOOR:

### Landing

### Bedroom 1

13'10 x 13'5 (4.22m x 4.09m)

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

### Bedroom 2

8'2 x 11'5 max 7'6 to bulkhead (2.49m x 3.48m max 2.29m to bulkhead)

This second room has a bulkhead, built in wardrobe and a uPVC double glazed window.

### Bathroom

The bathroom has tiled walls and three piece suite comprising bath with mixer tap shower over, wc, pedestal wash hand basin, chrome ladder style radiator and a uPVC double glazed window.

## OUTSIDE:

There is a small walled garden to front and side of the property.

## 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 on the A62 Manchester Road and pass through the traffic lights at Longroyd Bridge and Thornton Lodge and at the traffic lights at Crosland Moor take a left hand fork onto Blackmoorfoot Road and then turn left onto Clement Street and left onto Lightcliffe Road and then right onto Keat Street where the property can be found.

## TENURE:

Freehold

## COUNCIL TAX BAND:

A



**MORTGAGES:**

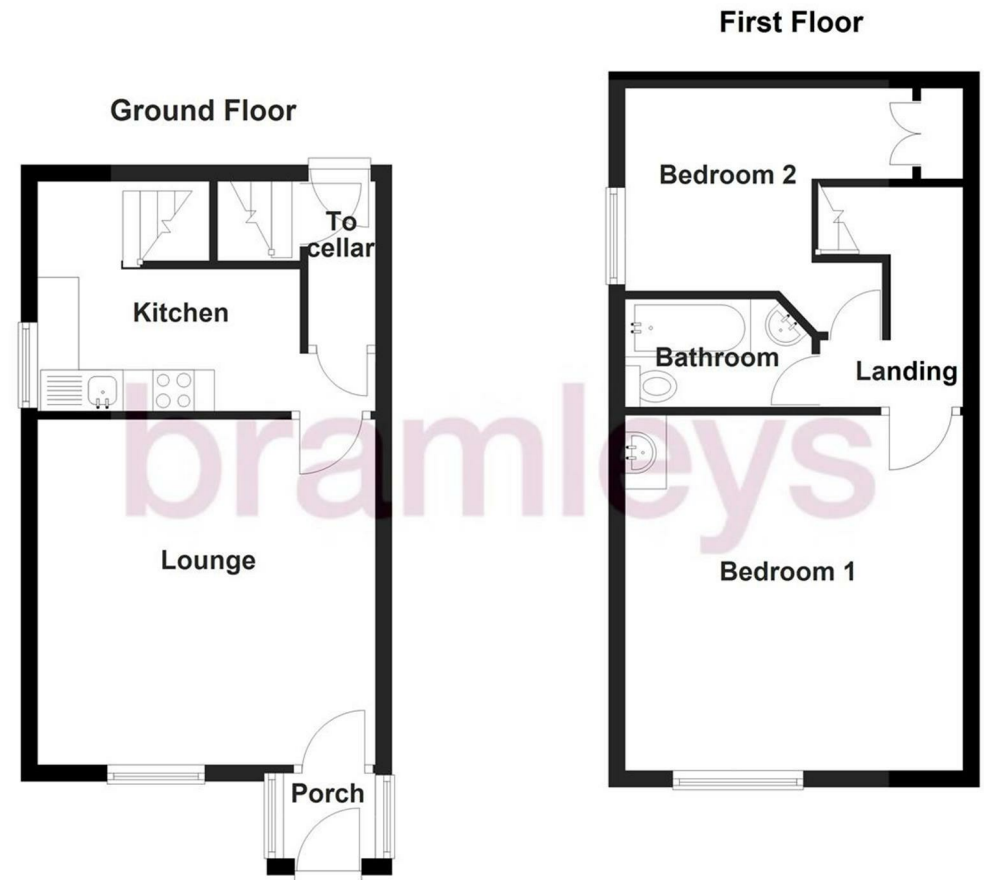
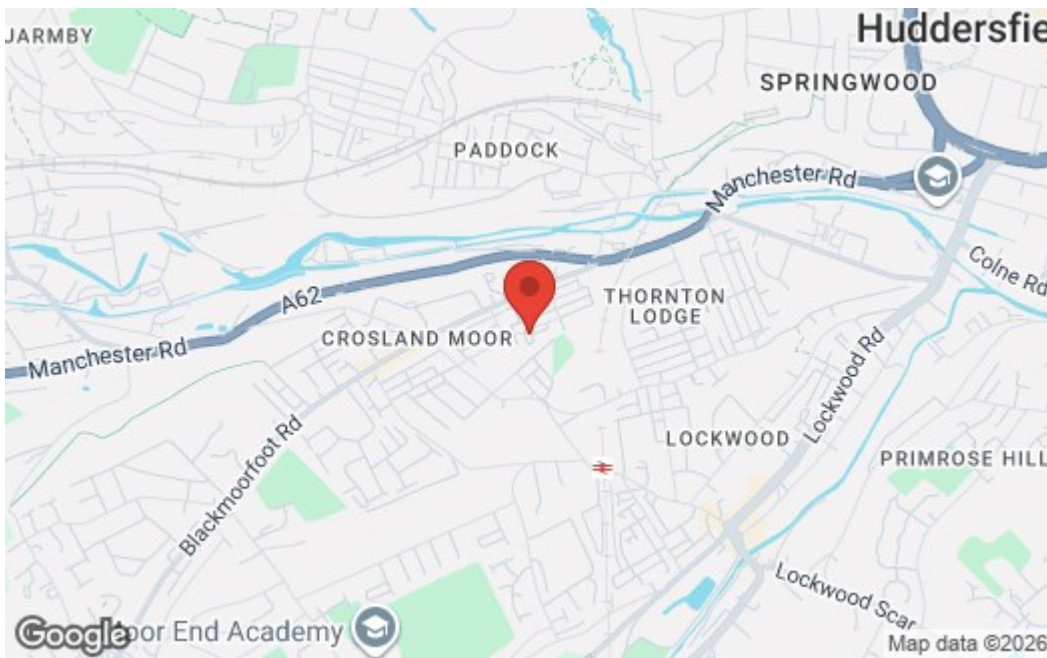
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.



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>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>57</b>               |           |
| (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 |           |

Huddersfield | Halifax | Elland | Mirfield

