56 Beaumont Street, Netherton, Huddersfield, HD4 7HE

£210,000

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NO UPPER CHAIN

This brick built, 2 bedroom semi-detached true bungalow is situated in this popular village location with Netherton, which is approximately 3 miles from Huddersfield town centre.

Situated close to Netherton centre, the property is handily located for the shopping amenities within the village. With gas fired central heating and uPVC double glazing, the bungalow also has a modern fitted kitchen and bathroom, detached garage and low maintenance gardens to both front and rear.

The property would make an ideal purchase for those looking towards retirement and only by a personal inspection can on truly appreciate the position, quality and setting of this semi detached bungalow.

GROUND FLOOR:

Enter the property through a uPVC double glazed external door.

Lounge

14'1" x 12'6" max (4.29m x 3.81m max)

A most spacious reception room which is fitted with an electric coal effect living flame fire, set into a fire surround and mantel. There are also 2 central heating radiators and uPVC double glazed windows to both front and side.

Kitchen

8'8" x 10'2" (2.64m x 3.10m)

Peacefully situated to the rear of the property, having a range of matching wall and base units with laminated work surfaces and part tiled walls. There is a 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, inset stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine, central heating radiator, uPVC double glazed window and side access door.

Bedroom 1

12'6" x 9'5" (3.81m x 2.87m)

Having a central heating radiator and uPVC double glazed window.

Bedroom 2

10'2" x 7'11" (3.10m x 2.41m)

Situated to the rear of the property, having a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead Mira shower. There is a central heating radiator, fully tiled walls and a uPVC double glazed window.

OUTSIDE:

To the front of the property a pedestrian path leads up to the front door, with pebbled garden and dwarf walled boundaries. A tarmacadam side driveway provides off road parking and leads down the side of the property to the detached, single garage. To the rear there is a good sized, low maintenance garden which is paved and has flowerbed borders and timber fenced boundaries.

Garage

Accessed via an up and over door. The garage is also fitted with a side window.

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:

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.

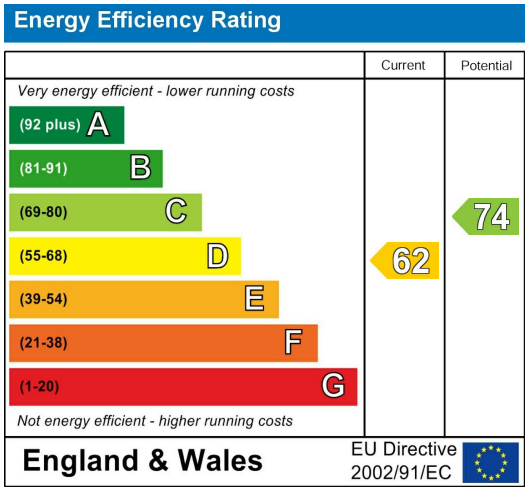
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

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

enjoy
calm
Bathroom
relax
clean
chill
soak
soap


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 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
62
74
England & Wales
EU Directive 2002/91/EC

CROSLAND HILL
Crosland Moor Airfield (EGND)
Meltham Rd
ARMITAGE BRIDGE
BERRY BROW
Meltham Rd
NETHERTON
Woodhead Rd
South Crosland
Google
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Ground Floor

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

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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