



128 Bradley Mills Road, Huddersfield, HD5 9PT
£130,000

bramleys



NO UPPER CHAIN - 1 BED - PLUS STUDY - PLUS ATTIC ROOM

Occupying an elevated position and offering larger than average accommodation over three floors, is this mid through terrace. Being well maintained throughout and comprising: entrance vestibule, lounge, dining kitchen, first floor double bedroom, study/dressing room and modern shower room together with a useful attic room to the second floor.

An ideal purchase for a first time buyer/professional couple and convenient for Huddersfield town centre, which is approximately 2 miles away along with the M62 motorway network. Early viewing recommended to fully appreciate the amount of living space on offer.



GROUND FLOOR:

Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule.

Lounge

14'0 x 13'10 (4.27m x 4.22m)

This spacious reception room has an electric stove style fire, a central heating radiator and a uPVC double glazed window to the front.

Dining Kitchen

11'2 x 10'7 (3.40m x 3.23m)

Having laminate flooring and a range of wall and base units with working surfaces over, space for a tall fridge freezer, integrated electric hob, integrated oven, stainless steel extractor hood, sink unit, plumbing for dishwasher and a central heating radiator. There is an external door and uPVC double glazed window to the rear. The kitchen also has access to a

large under stair store which houses the central heating boiler, fuse box and has plumbing for a washing machine.

FIRST FLOOR:

Landing

Having a central heating radiator and a uPVC double glazed window.

Bedroom

14'1 x 11'2 (4.29m x 3.40m)

This large double room has a feature fireplace, a central heating radiator and a uPVC double glazed window to the front.

Study/Dressing Room

7'9 x 7'3 (2.36m x 2.21m)

A useful space which could be utilised in a variety of different ways having a central heating radiator and borrowed light from the landing area via a single glazed window.



Shower Room

A modern shower room comprising wc, large vanity sink with storage beneath, shower enclosure with rainfall shower head and separate hand shower attachment. There is a central heating radiator and a uPVC double glazed window to the rear.

SECOND FLOOR:

Attic Room

14'0 x 13'2 max (4.27m x 4.01m max)

Another useful space which has two Velux windows, access to the eaves, exposed beams and a central heating radiator.

OUTSIDE:

To the front is a gated timber decked area with surrounding fencing. To the rear is access to a stone build store. Permit parking can be found to the front.

DIRECTIONS:

Leave Huddersfield via Leeds Road (A62) and proceed to the traffic lights with B&Q retail park. Turn right into Bradley Mills Road, at the roundabout proceed straight ahead into the continuation of Bradley Mills Road where the property can be found on the right hand side.

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:

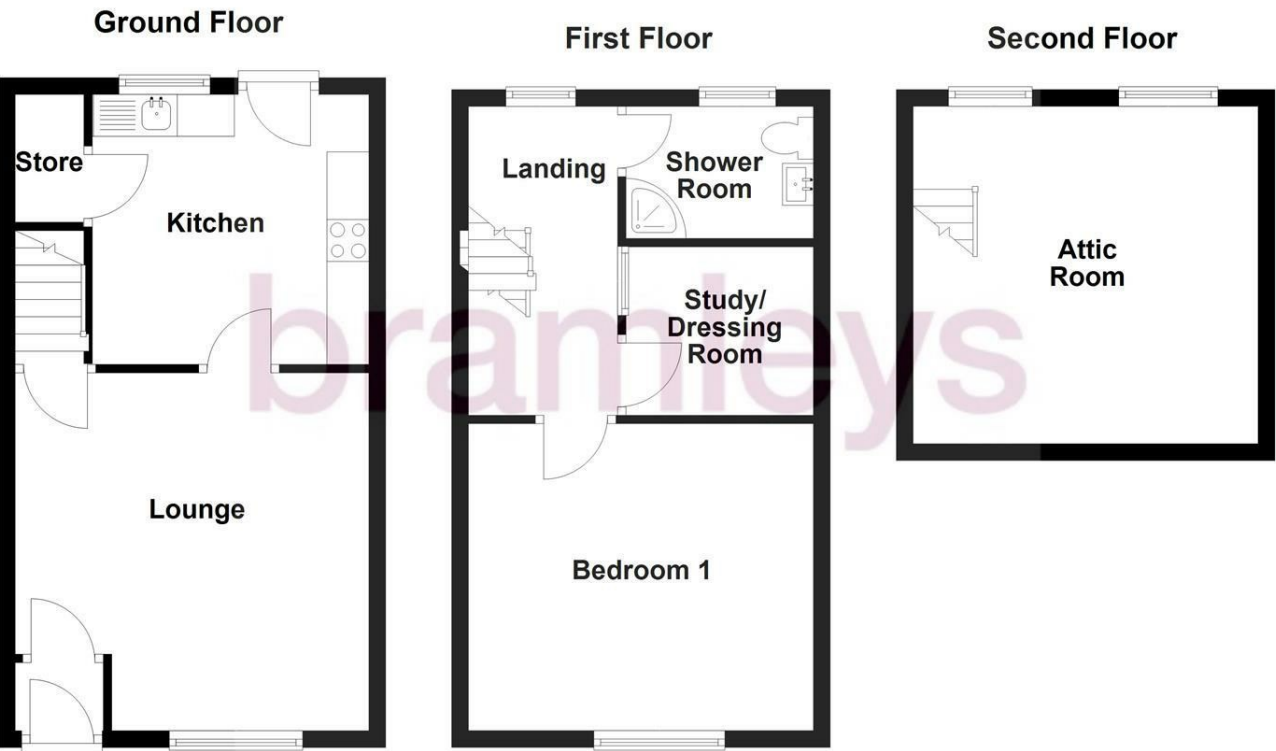
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

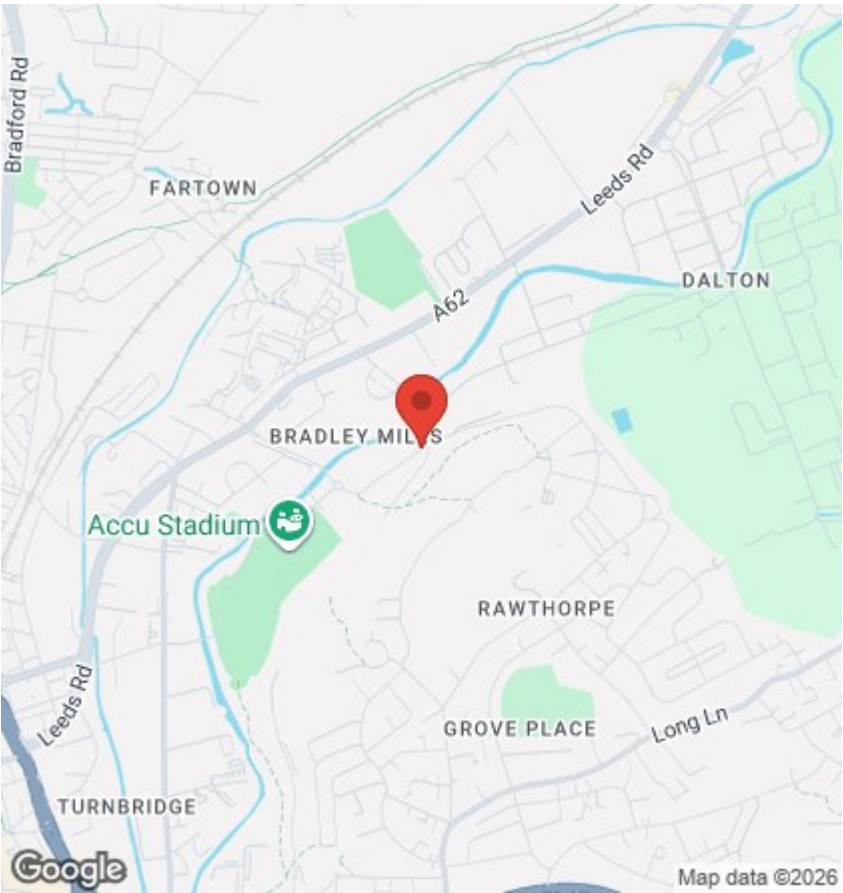
Please call our office to book a viewing on 01484 530361.







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) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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