



11 Winget Avenue, Huddersfield, HD4 5UL

£130,000

**bramleys**

Situated in the popular residential area of Cowlersley is this well presented, 3 bedroom, semi-detached home which would be ideal for the family buyer seeking spacious and versatile accommodation.

Providing 2 generous reception rooms, which provides excellent living and dining space, along with a useful cellar which offers additional storage potential.

To the first floor there are 3 well proportioned bedrooms and a family bathroom.

Externally the property provides gardens to both front and rear, which creates ideal outdoor space for families and entertaining.

Conveniently positioned for access to local amenities, schools and transport links, this property represents an excellent opportunity for those looking to purchase a family home, in a popular location.

Early viewings are highly recommended to avoid disappointment.



## GROUND FLOOR:

Enter the property via a uPVC external door into:-

### Entrance Hall

With a staircase rising to the first floor and access to all ground floor accommodation.

### Lounge

12'0" x 15'5" (3.66m x 4.70m)

Having a central heating radiator and uPVC double glazed windows to the front and rear elevations. There are also built-in storage cupboards.

### Dining Room

11'10" x 12'0" (3.61m x 3.66m)

Having a wall mounted heater, central heating radiator and a uPVC double glazed window to the front elevation.

### Kitchen

5'9" max x 15'1" (1.75m max x 4.60m)

Situated to the rear of the property and fitted with a range of wall, drawer and base units, laminate work surfaces, tiling to the splashbacks, stainless steel sink with side drainer, integral

5 ring gas hob, oven, space for a washing machine/dishwasher and space for a tall fridge freezer. There is also a uPVC double glazed window to the rear elevation, central heating radiator, central heating boiler and access to the lower ground floor.

## LOWER GROUND FLOOR:

### Cellar

## FIRST FLOOR:

### Landing

With a central heating radiator, uPVC double glazed window to the rear elevation and access to the loft via a ceiling hatch.

### Bedroom 1

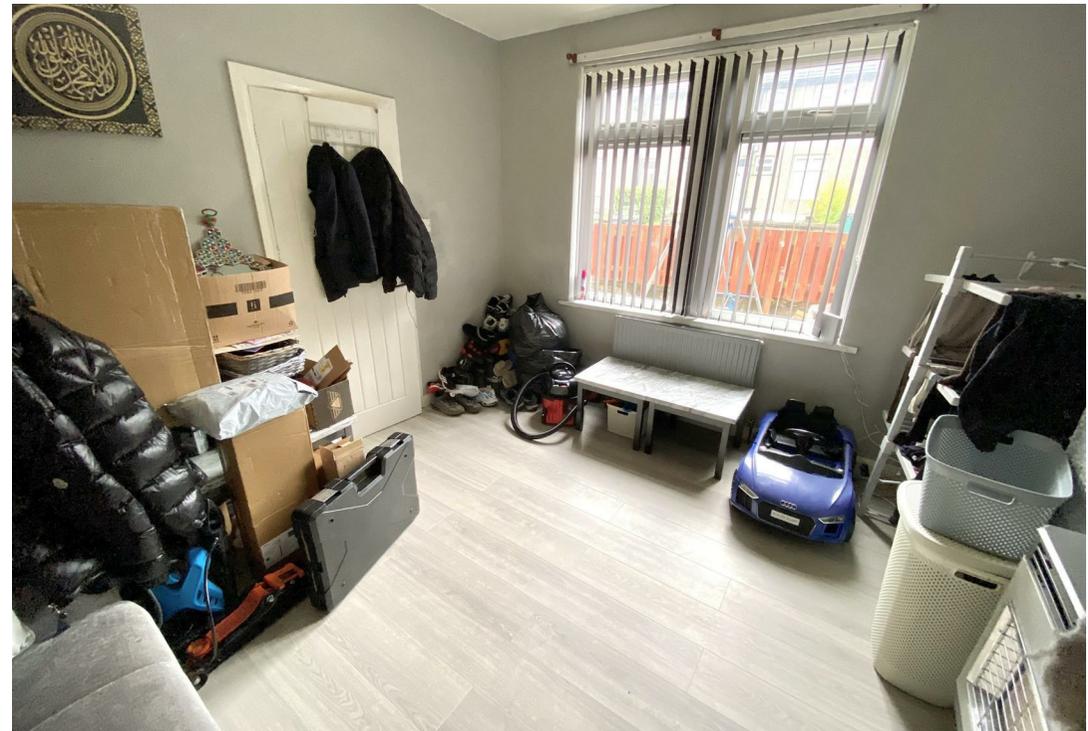
10'5" x 11'11" (3.18m x 3.63m)

With a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom 2

15'5" max x 8'11" max (4.70m max x 2.72m max)

Having a central heating radiator and 2 uPVC double glazed windows to the front elevation.



### Bedroom 3

8'8" x 7'6" (2.64m x 2.29m)

Having a central heating radiator and uPVC double glazed window to the rear elevation.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with overhead shower. There is tiling to the splashbacks, a central heating radiator and a uPVC double glazed window to the rear elevation. There is also a useful storage cupboard which houses the hot water tank.

### OUTSIDE:

To the front of the property there is a flagged patio area with fenced boundaries. To the rear of the property, there is a flagged patio area and further lawned gardens with fenced boundaries.

### 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:

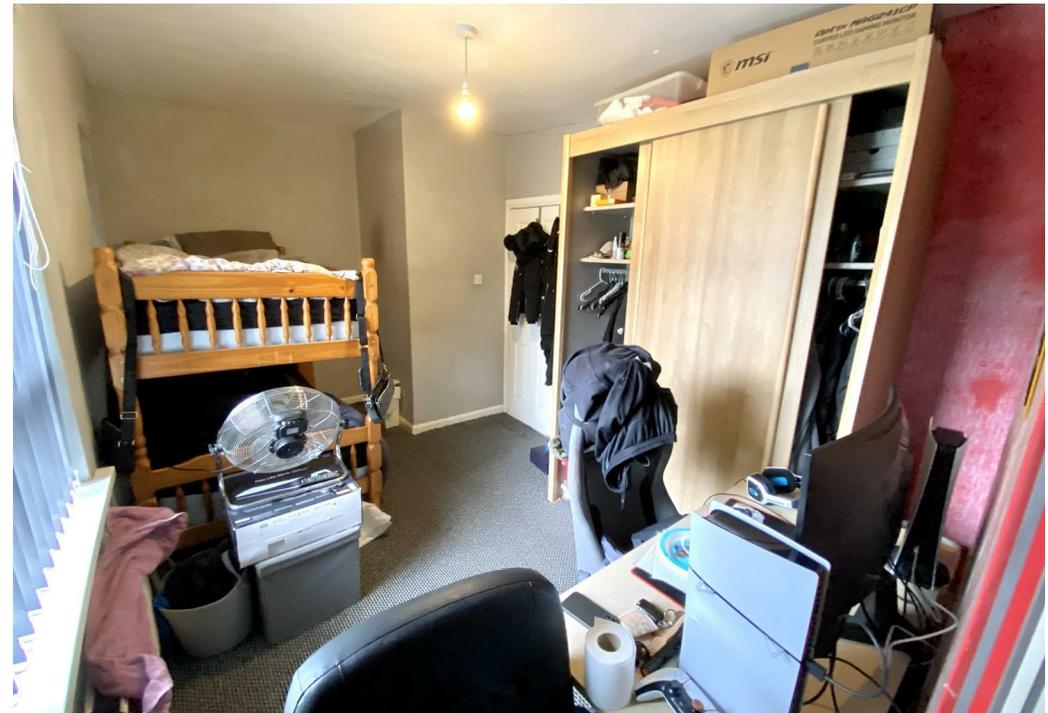
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

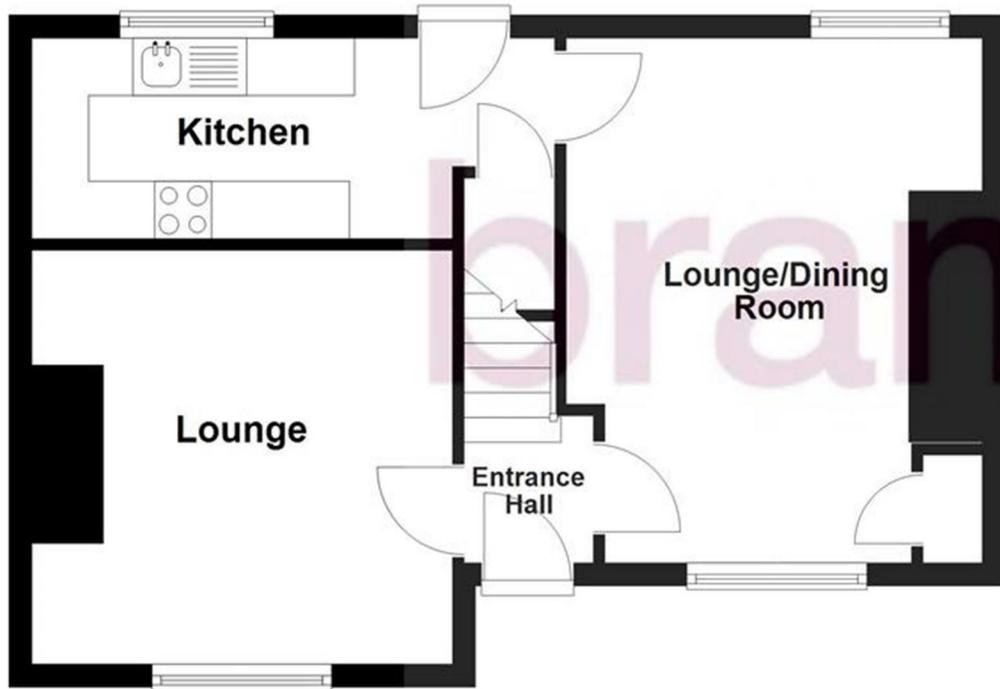
### VIEWINGS:

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

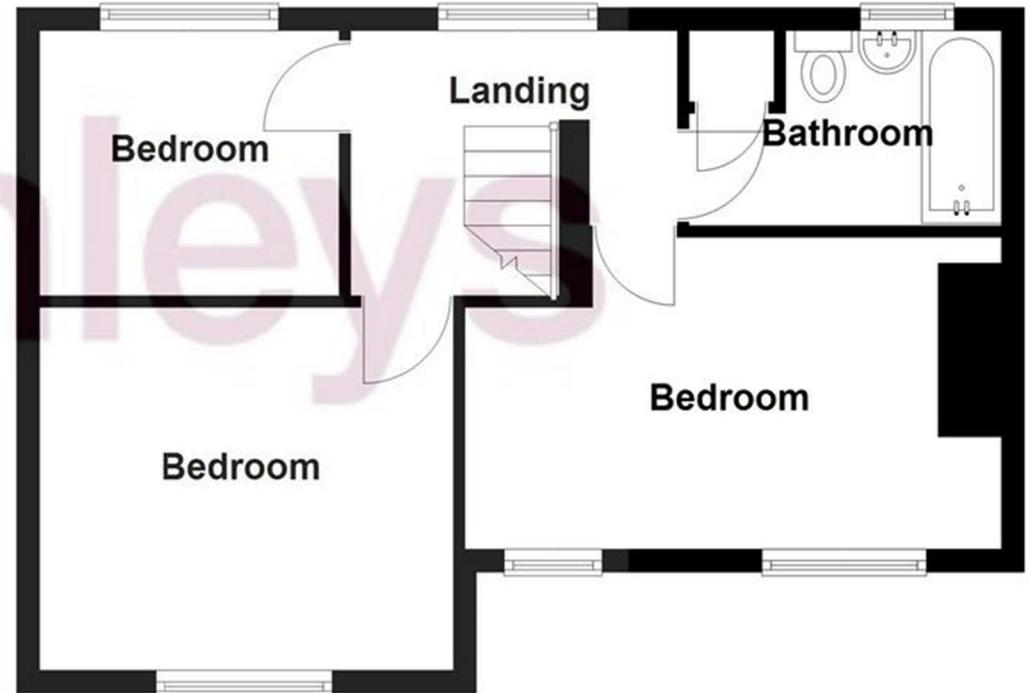




## Ground Floor



## First Floor



### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield

