



17 Bleasdale Avenue, Birkby, Huddersfield, HD2 2TT

£130,000

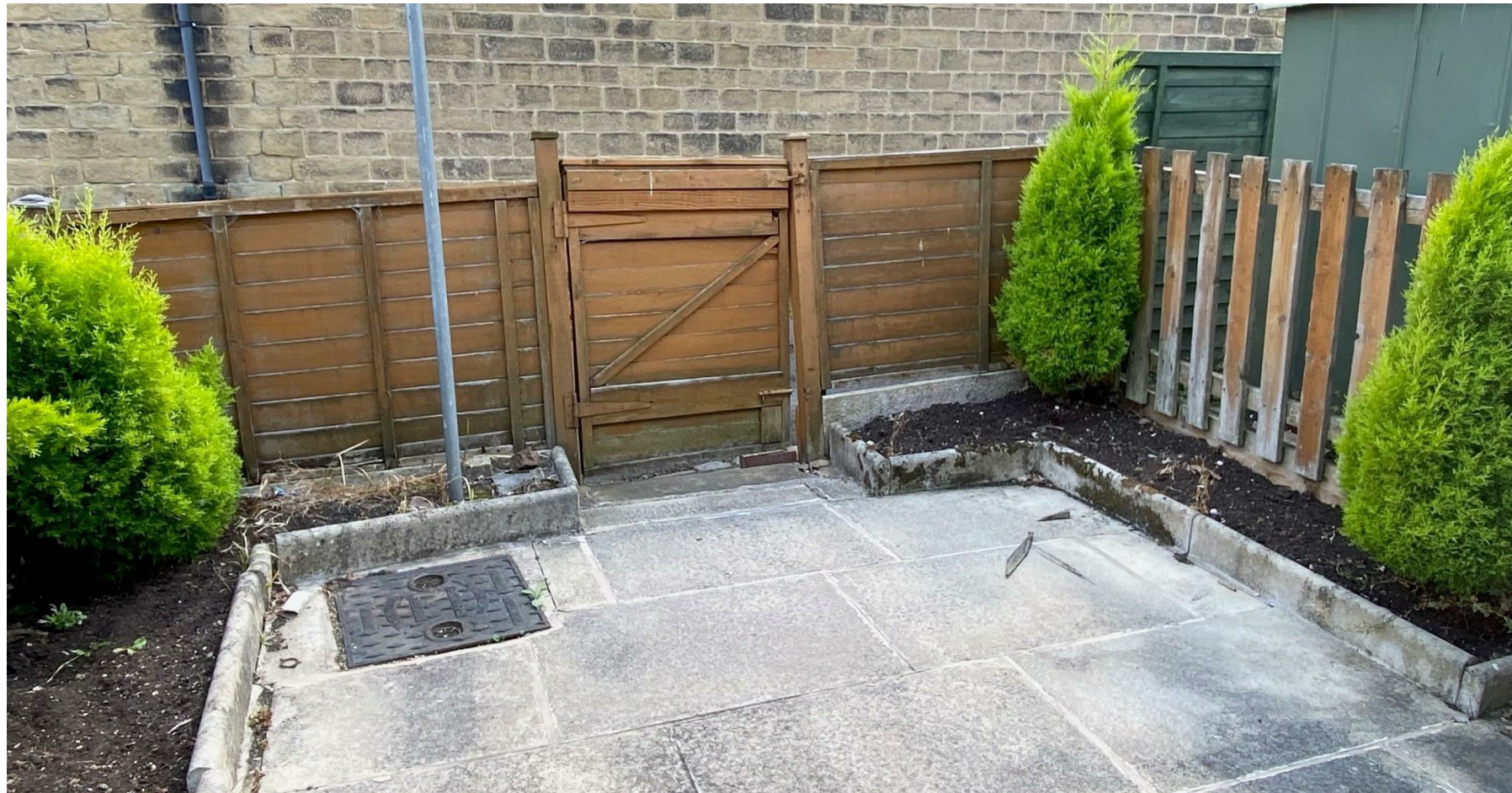
bramleys



This mid terraced property is offered for sale with vacant possession and no vendor chain. Being an ideal purchase for a first time buyer or young family, this home has been generally well maintained but would benefit from a programme of refurbishment, giving the new owner the opportunity to decorate and style to their own taste.

Currently fitted with uPVC double glazing, gas fired central heating and an accommodation layout briefly comprising:- entrance porch, lounge, dining room, kitchen, first floor landing, two bedrooms (one double / one comfortable single) and a 3 piece bathroom. Externally there are low maintenance gardens to front and rear.

Conveniently situated for amenities within Birkby and handily placed for Huddersfield town centre and access to the M62 motorway network.



GROUND FLOOR:

Entrance Porch

A uPVC entrance door gives access to the entrance porch which has a double glazed window to the side elevation and an internal door leading into the lounge.

Lounge

12'11" x 10'11" (3.94m x 3.33m)

The lounge has a uPVC double glazed window to the front, tiled fireplace surround with coal effect gas fire, wall light points and a central heating radiator.

Dining Room

12'1" x 9'10" (3.68m x 3.00m)

This good sized second reception room is fitted with a tiled fireplace surround with gas fire, central heating radiator and a rear uPVC double glazed window. The dining room also has a useful understair storage cupboard and a further fitted storage cupboard within one alcove.

Kitchen

10'11" x 4'8" (3.33m x 1.42m)

The kitchen has tiled walls, fitted wall cupboards and base unit with an inset stainless steel sink. Also having plumbing for a washing machine, electric cooking point and space for a tall fridge freezer. To the side, there is a double glazed window and external door which leads out onto the rear patio.

FIRST FLOOR:

Landing

The landing has access to the loft via a hatch.

Bedroom 1

12'11" x 10'8" (3.94m x 3.25m)

This spacious, light and airy room has fitted wardrobes and additional fitted cupboard with shelving within one alcove. Also having a central heating radiator and a uPVC double glazed window.



Bedroom 2

12'4" x 7'8" (3.76m x 2.34m)

The second bedroom is situated to the rear and has a fitted wardrobe to one alcove, a central heating radiator and a uPVC double glazed window.

Bathroom

Having fully tiled walls, a bath with shower attachment over, low flush WC and pedestal wash hand basin. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

There is a gated paved garden to the front with planted borders and a low maintenance flagged patio garden to the rear. To the rear, there is also an attached outbuilding/store which houses the gas central heating boiler.

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 via St Johns Road towards Birkby passing through the traffic lights in the shopping area of Birkby. The road automatically becomes Wheathouse Road, proceed straight ahead at the two mini roundabouts and Bleasdale Avenue can be found on the right hand side.

TENURE:

Leasehold - Term: 999 years from 28/02/1916 / Rent: £1.46 per annum

Please note, we would advise all prospective purchasers to check the above amount prior to completing on a purchase.

COUNCIL TAX BAND:

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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.

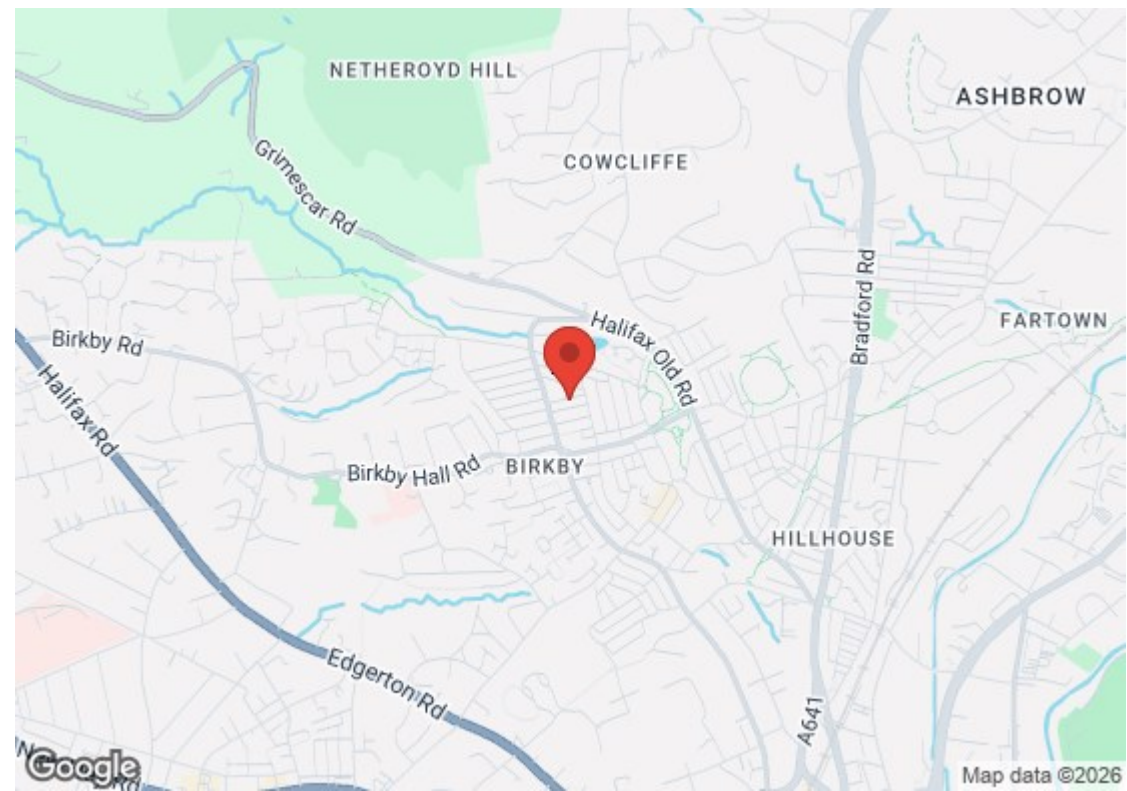
ONLINE CONVEYANCING SERVICES:

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.

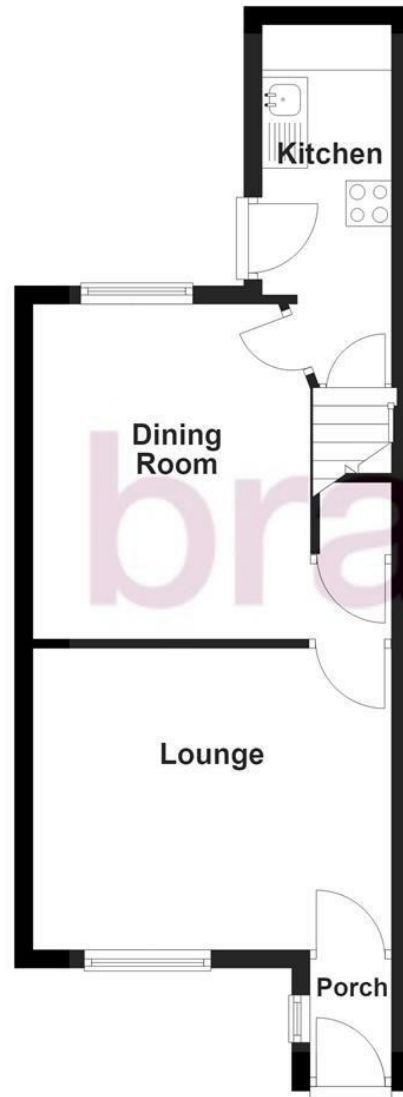
VIEWINGS:

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

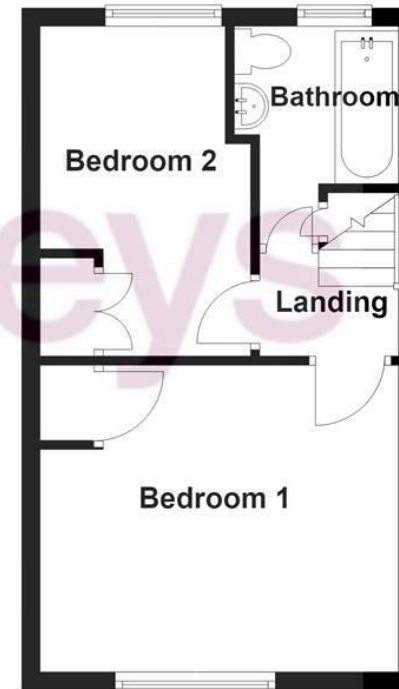




Ground Floor



First Floor



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

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		
England & Wales	EU Directive 2002/91/EC 	

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

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