

29 Clough Lane, Paddock Huddersfield, HD1 4UW  
£100,000

bramleys







Presented to the market with the benefit of no upper vendor chain and immediate vacant possession, is this one bedroom mid through terrace property. Being well presented throughout and ready for immediate occupation, this home enjoys gardens to the front and rear with a nice outlook overlooking woodland. With accommodation arranged over three levels, the property provides a generous lower ground floor dining kitchen alongside a sizeable lounge to the ground floor. Tucked away on the edge of Paddock and being particularly ideal for access to Huddersfield town centre and the M62 motorway network, this property is an excellent proposal for the first time buyer or buy to let investor. The accommodation briefly comprises of a lounge, dining kitchen, bedroom and bathroom. Book your internal inspection without delay. Energy Rating: E



## GROUND FLOOR:

Accessed via a uPVC double glazed door into the lounge.

### Lounge

4.95 max x 4.55

Having a feature fireplace set into a complementary surround and hearth, a uPVC double glazed window to the front elevation, central heating radiator and stairs elevating to the first floor.

## LOWER GROUND FLOOR:

Stairs lead down into the dining kitchen.

### Dining Kitchen

3.76 max x 4.09

Fitted with a range of wall and base units with granite effect laminate work surfaces, tiled splash backs and an inset 1½ pan stainless steel sink with drainer and monobloc mixer tap. Having plumbing for an automated washing machine, uPVC double glazed window to the front elevation and a central heating radiator. The boiler is also located here.

## FIRST FLOOR LANDING:

With a timber framed single glazed window to the rear elevation.

### Bedroom 1

4.57 x 3.07 max/2.69 min

Enjoying a pleasant aspect overlooking woodland via a uPVC double glazed window and having a central heating radiator.

### Bathroom

A three piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with over head shower attachment. Having a uPVC double glazed window to the front elevation, tiled splash backs, heated towel rail and bulk head store cupboard.

## OUTSIDE:

To the front of the property stairs provide access to the front door. There is also a low maintenance pebbled garden adjacent. To the rear the garden is over multiple tiers with a paved patio area to its conclusion.



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 Trinity Street (A640) and proceed to the roundabout at Marsh. Continue straight ahead onto Westbourne Road, after a short distance turn left into Luck Lane and follow the road until the roundabout at Paddock. Take the second exit at the roundabout directly onto Clough Lane and proceed down the hill where the property will be found on the left clearly identified by a Bramleys for sale board,

TENURE:

Leasehold - Term: 999 years from 25/03/1881 / Rent: £5.2.6

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

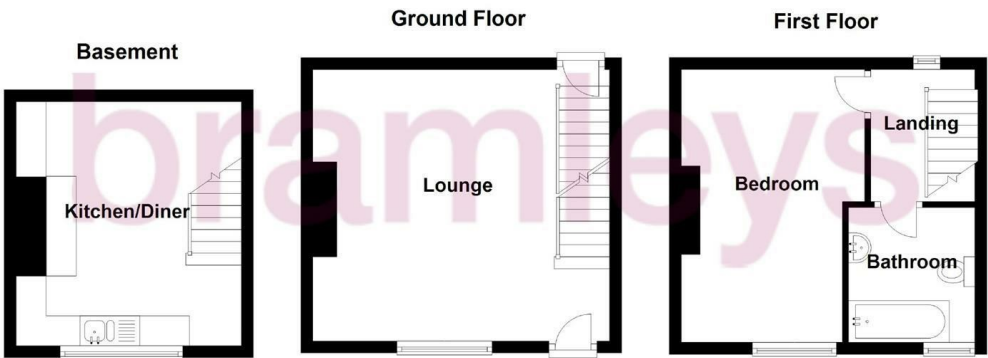
Band A

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.



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

