



50 Luck Lane, Huddersfield, HD1 4QT  
Offers In The Region Of £130,000

**bramleys**



Ivy Cottage, is a Grade II listed character property which retains a wealth of original features. With quaint mullion style windows and Inglenook fireplace, this home has been well maintained, yet offers further potential to improve. Benefiting from low maintenance gardens to both front and rear, this cottage was formerly a 3 bedroom property, but has been opened up to provide 2 spacious bedrooms. Available with immediate vacant possession and no upper chain, the property is handily positioned for access to an array of local amenities, as well as schools and Huddersfield town centre. With accommodation briefly comprising:- entrance vestibule, lounge, dining kitchen, rear entrance, lower ground floor cellar, first floor landing, 2 bedrooms and 4 piece bathroom. An early viewing is essential to avoid disappointment.

Energy Rating: D



## GROUND FLOOR:

Enter the property through a timber external door into:-

### Entrance Vestibule

With a further timber door which gives access to the lounge.

### Lounge

16'1" max x 15'2" max (4.90m max x 4.62m max)

The main focal point of the room is an Inglenook style fireplace with inset gas stove, stone surround and hearth. There are exposed ceiling beams, timber framed double glazed mullion windows to the front elevation and a central heating radiator.



### Dining Kitchen

12'0" x 13'10" (3.66m x 4.22m)

With a range of wall, drawer and base units with a marble effect laminate work surface, tiled splashback and inset 1.5 bowl stainless steel sink with drainer and mixer tap. There is plumbing for a washing machine, central heating radiator, timber framed double glazed mullion window to the rear elevation and door giving access to the lower ground floor cellar.

### Rear Entrance Hall

With a timber external door providing access to the rear garden, a central heating radiator and stairs elevating to the first floor.



## LOWER GROUND FLOOR:

Lower ground floor cellar which is accessed from the dining kitchen and provides additional storage space.a

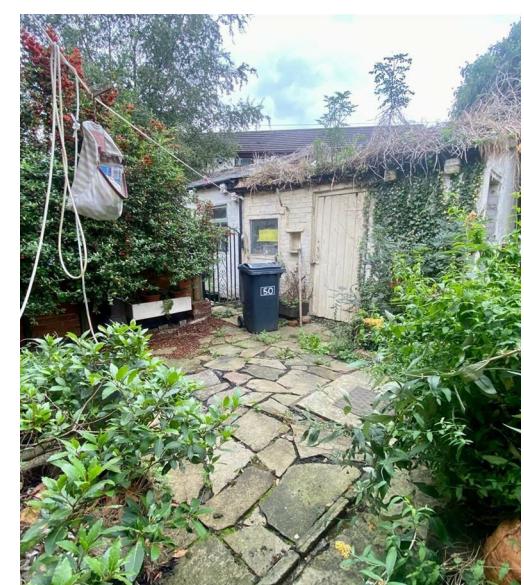
## FIRST FLOOR:

### Landing

### Bedroom 1

14'11" x 12'3" (4.55m x 3.73m)

With two uPVC double glazed mullion windows to the front elevation, exposed ceiling beam, central heating radiator and built-in wardrobes with hanging space. There is also an additional cupboard which provides hanging space.



### Bedroom 2

6'7" x 11'11" (2.01m x 3.63m)

Enjoying a pleasant outlook to the rear via a timber framed, double glazed mullion window. There is also a central heating radiator and built-in storage with hanging space.

## Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, pedestal wash hand basin, panelled bath and a shower cubicle with showerhead attachment. There is a timber framed, double glazed window to the rear elevation, storage space with shelving and a central heating radiator. There is also a ceiling hatch which provides access to the loft.

## OUTSIDE:

To the front of the property there is a low maintenance garden with a paved pathway which leads to the front door. To the rear of the property there is a low maintenance yard area with useful outbuilding.

## 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 straight ahead at the roundabout into Westbourne Road. Follow this road up and on reaching the Co-op turn left into Reed Street. At the mini roundabout proceed straight ahead in to Luck Lane and the property will be found on the right hand side, clearly identified by the Bramleys for sale board.

## TENURE:

Freehold - please note, the current owners are in the process of purchasing the freehold. It should therefore be registered with Land Registry under its new title number prior to a sale completing.

## COUNCIL TAX BAND:

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.



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 in situ 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	88
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC