



525 Wakefield Road, Dalton, Huddersfield, HD5 9XW

£190,000

**bramleys**



This 3 bedroom semi-detached property offers spacious accommodation ideal for a growing family who want to adapt and renovate to their own taste and style. Requiring a programme of refurbishment and being conveniently positioned for access to an array of amenities within Dalton and Waterloo, as well as Huddersfield town centre. Providing ample off road parking via a driveway, detached garage, store and gardens to both front and rear. The accommodation comprises:- porch, entrance hall, lounge, dining room, kitchen, first floor landing, 3 bedrooms and bathroom.



## GROUND FLOOR:

### Porch

Having single glazed windows and an internal door to the entrance hall.

### Entrance Hall

The entrance hall has a staircase rising to the first floor.

### Lounge

15'5" x 12'2" (4.70m x 3.71m)

The lounge is currently used as a bedroom, with a uPVC double glazed window to the front elevation and twin glazed doors to the dining room.

### Dining Room

11'2" x 9'4" (3.40m x 2.84m)

Having a uPVC double glazed window to the rear and door to the kitchen.

### Kitchen

11'3" x 6'11" (3.43m x 2.11m)

The kitchen is fitted with a sink unit, storage cupboards and plumbing for a washing machine. There is also a

uPVC double glazed window to the rear, side entrance door and access to an understairs storage cupboard which houses the fusebox.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side.

### Bedroom 1

13'2" x 10'10" max (4.01m x 3.30m max)

This double room is fitted with wardrobes and a built-in cupboard, together with a uPVC double glazed window to the front.

### Bedroom 2

12'0" x 10'10" (3.66m x 3.30m)

This second double room is situated to the rear and currently used as the main lounge. Fitted with a uPVC double glazed window to the rear.

### Bedroom 3

7'6" x 10'2" max (7'11" to bulkhead) (2.29m x 3.10m max (2.41m to bulkhead))

This comfortable single room has a bulkhead and uPVC double glazed window to the front.





### TENURE:

Freehold

Leasehold - Term: 999 years from 25 March 1950 / Rent: £XX

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:

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.

### Bathroom

Having a fitted cylinder cupboard with water tank, hand wash basin, bath with shower over, part tiled walls and a uPVC double glazed window to the rear.

### WC

Having a low flush WC and a uPVC double glazed window.

### OUTSIDE:

A gated driveway provides off road parking and leads to a detached garage. There are gardens to front and rear, which require landscaping and a store to the rear of the property.

### 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 Wakefield Road (A629) and proceed through the traffic lights at Aspley, Moldgreen and Dalton. After passing Tolson museum on the right hand side, pass through the next set of traffic lights and the property can be found on the left hand side next door to the newsagents shop.







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

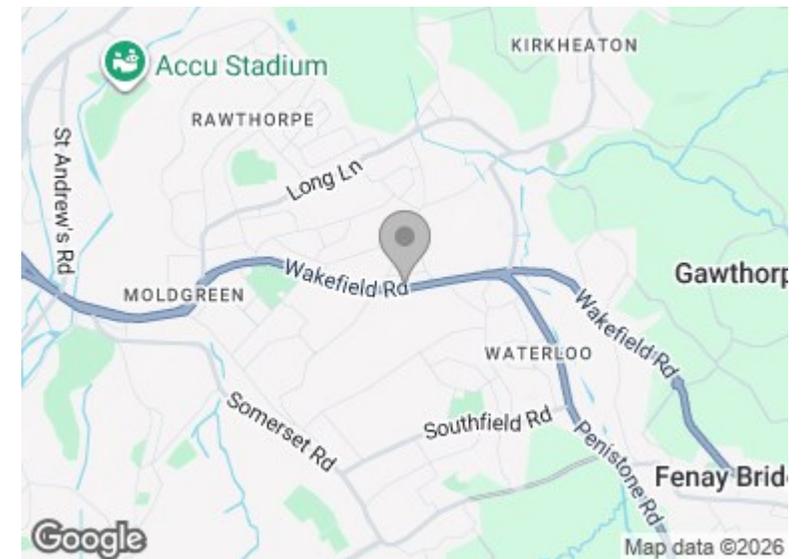
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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