



38 Broomfield Road, Marsh, Huddersfield, HD1 4QD
Offers Over £100,000

bramleys



Ideal for an investor, or first time buyer alike, is this 1 bedroom mid terrace. Situated in the popular area of Marsh, with good access to local amenities, Huddersfield town centre and the M62 motorway network. Offered for sale with vacant possession and no upper chain, an internal viewing is highly recommended to appreciate the potential on offer. With accommodation briefly comprising:- lounge, kitchen, lower ground floor cellar, first floor landing, bedroom and shower room. The property provides central heating, uPVC double glazing and externally there is a small garden area to the front and a communal yard area to the rear.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC external door.

Lounge

14'1" x 12'11" (4.29m x 3.94m)

Fitted with an Inglenook fireplace with inset multi-fuel stove, set to a stone hearth and back drop. There is also a uPVC double glazed window to the front elevation and stairs leading up to the first floor landing.



Kitchen

10'0" x 6'8" (3.05m x 2.03m)

Having a range of base units, laminate work surface, tiled splashback, stainless steel sink with side drainer, integral 4 ring gas hob, oven and there is space for a condensing dryer. There is a uPVC double glazed window to the rear elevation, central heating radiator, door leading down to the cellar and an external door to the rear. The boiler is also housed within the kitchen.

LOWER GROUND FLOOR:

Cellar area providing additional storage.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the rear elevation, access to the loft via a ceiling hatch and useful built-in airing cupboard.

Bedroom

11'6" x 13'1" (3.51m x 3.99m)

Having a central heating radiator, uPVC double glazed window to the front elevation and feature fireplace.

Shower Room

A spacious shower room which is fitted with a 3 piece suite, comprising of a low flush WC, pedestal wash hand basin and walk-in shower with showerhead attachment. There are tiled splashbacks, a central heating radiator and a uPVC double glazed window to the rear elevation.



OUTSIDE:

To the front of the property there is a small garden area, with steps leading up to the front door. To the rear there is a communal flagged area.

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) to the roundabout at Marsh. Pass straight through the roundabout into Westbourne Road. After approximately a quarter of a mile turn left into Broomfield Road and continue down the road. The property will be found on the right hand side, clearly identified by a Bramleys for sale board.

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.**

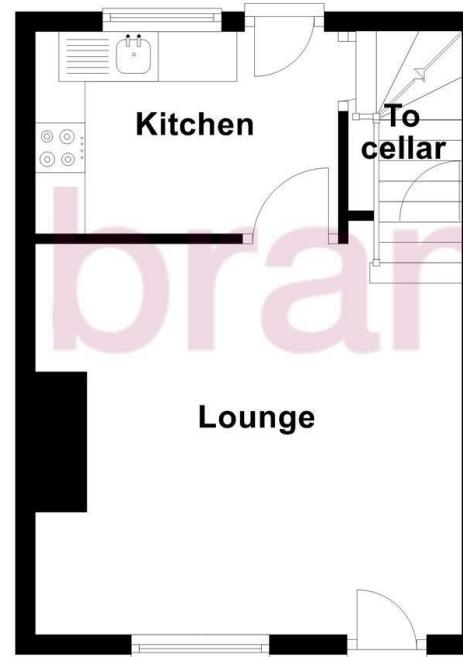
ONLINE CONVEYANCING SERVICES:

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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-81) B		
(69-80) C		66
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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