



48 Standiforth Road, Dalton, Huddersfield, HD5 9HD

£110,000

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This 2 bedroom, inner townhouse is situated in the popular residential area of Dalton. The property would ideally suit the first time buyer or investor and currently provides gas fired central heating and uPVC double glazing, however does require a programme of modernisation which has been reflected within the asking price.

Situated approximately 1 mile from Huddersfield town centre, most daily requirements can be satisfied in the shopping areas of Moldgreen and Waterloo.

Externally the property has a good sized garden to the front, together with a larger than average garden to the rear.

An early viewing is recommended to appreciate the potential this property has to offer.

Energy Rating: D



GROUND FLOOR:

Enter the property through a composite entrance door into:-

Entrance Vestibule

Lounge

14'0" x 12'3" (4.27m x 3.73m)

With a fitted gas fire set on to a marble hearth and backdrop with dark wood Adams fire surround and mantel.

Dining Kitchen

12'1" x 8'10" (3.68m x 2.69m)

Having a range of pine fronted wall and base units with laminated work surfaces and part tiled walls. There is an inset stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine and an external access door to the rear.

FIRST FLOOR:

Landing

Bedroom 1

15'2" max x (x) inc robes (4.62m max x (x) inc robes)

Having fitted double wardrobes with hanging and shelving facilities, uPVC double glazed window and gas wall heater.

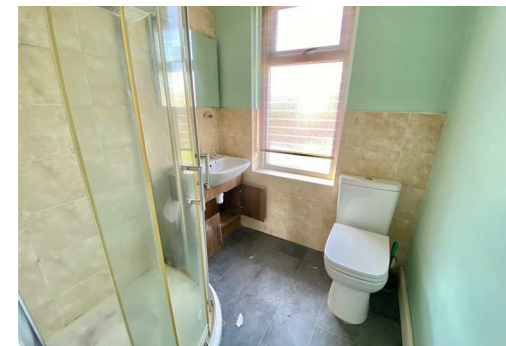
Bedroom 2

11'11" x 9'0" (3.63m x 2.74m)

Peacefully situated to the rear of the property, having a uPVC double glazed window and gas wall heater.

Shower Room

Furnished with a 3 piece suite comprising low flush WC, hand wash basin and corner shower cubicle. There are part tiled walls, a uPVC double glazed window and built-in linen cupboard.



OUTSIDE:

To the front of the property there are lawned gardens with flowerbeds and to the rear there is a large rear garden with flagged full width patio and extensive lawns with mature borders.

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 Aspley and Moldgreen. Shortly before Tolson museum, turn left down Grosvenor Road, left into Grand Cross Road and then left into Standiforth Road where the property will be found on the left hand side, identified by a Bramleys for sale board.

TENURE:

Leasehold - Term: 999 years from March 1931 / Rent : £2.12s.0d
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:

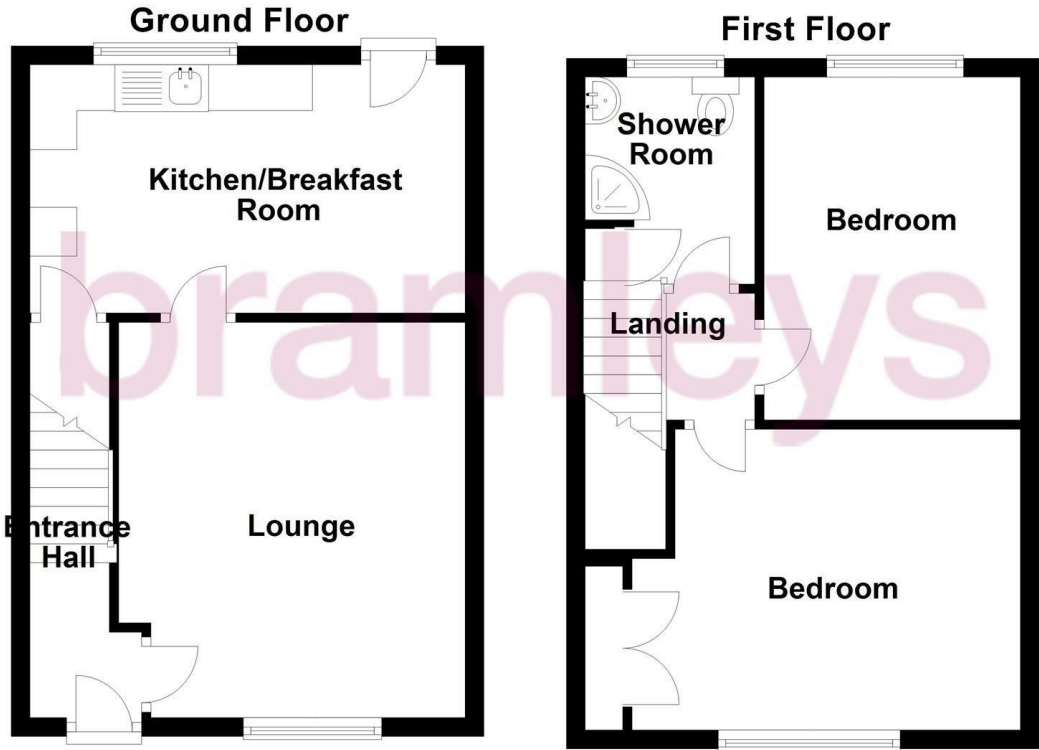
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MORTGAGES:

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.



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

