



11 Highlands Avenue, Almondbury, HD5 8NA
£135,000

bramleys



This 3 bedroom mid terrace is offered for sale with NO VENDOR CHAIN and vacant possession. Having undergone a programme of re-decoration throughout and offering a blank canvass, ready for the new owner to fit carpets/floor coverings to their own taste and style. Being elevated from the roadside and situated within walking distance to the centre of Almondbury with amenities and public transport conveniently located. The property has uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, kitchen with large pantry and understair store, 3 bedrooms (2 doubles 1 single) and three piece bathroom. Outside there are gardens to front and rear. An ideal purchase for a first time buyer/young family or alternatively an investor.

Energy Rating: D



GROUND FLOOR:

Enter the property via a uPVC entrance door into:-

Entrance Hall

Where there is a staircase rising to the first floor.

Lounge

14'7" x 13'3" (4.45 x 4.04)

Having a wall mounted gas fire with fire surround and uPVC bay window to the front elevation.



Kitchen

13'5" x 7'0" (4.09 x 2.13)

The kitchen has a range of base and wall units and working surfaces, uPVC double glazed window, space and plumbing for a washing machine, oven, gas cooker point and access to a large pantry and under stair store. The kitchen also has an external door to the garden.



FIRST FLOOR:

Landing

Bedroom 1

11'7" x 9'9" (3.53 x 2.97)

There is a uPVC double glazed window to the rear and a central heating radiator.



Bedroom 2

10'8" x 9'7" (3.25 x 2.92)

Having a uPVC double glazed window to the front and a central heating radiator.

Bedroom 3

7'10 x 7'7 (2.39m x 2.31m)

This comfortable single bedroom has a bulkhead, a uPVC double glazed window to the front and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising panelled bath with shower over and shower screen, hand wash basin and a low flush WC. There is a uPVC double glazed window, a central heating radiator and tiling to the walls and floor.

OUTSIDE:

The property benefits from gardens to the front and rear.

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 (A642). Proceed through the traffic lights at Aspley and at the next set of traffic lights take the right hand lane turning right into Somerset Road. Follow this road towards Almondbury and turn right onto Highlands Avenue where the property can be found on the left hand side.

TENURE:

Freehold

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.

VIEWINGS:

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361



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
(81-91) B			
(70-80) C			
(55-68) D			65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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