



18 Jessop Avenue, Almondbury, Huddersfield, HD5 8UW
£275,000

bramleys



A unique opportunity to purchase this 3 bedroom, detached bungalow, located in the sought after village of Almondbury. Being available with immediate vacant possession and no upper vendor chain, the property requires a full program of modernisation, allowing the prospective purchasers to put their own stamp on it. Situated in a generous plot with gardens to the front and rear alongside a detached garage, the property is being offered with immediate vacant possession and no upper vendor chain. The property is ideal for access to Huddersfield town centre and a wide range of local amenities in the village of Almondbury. The property requires an internal viewing to appreciate the size, potential and position this property has to offer. The accommodation briefly comprises:- entrance hall, kitchen, lounge, 3 bedrooms and shower room.

Energy Rating: E



GROUND FLOOR:

Enter the property via a uPVC double glazed entrance door into:-

Entrance Hall

Lounge

15'11" x 11'11" (4.85m x 3.63m)

Fitted with dual aspect double glazed windows to the side and rear, this good sized reception room is fitted with an electric wall heater and ceiling coving.



Kitchen

10'10" x 11'10" (3.30m x 3.61m)

Fitted with a range of wall, drawer and base units with laminate roll top work surfaces, tiled splashbacks and an inset stainless steel sink with drainer and mixer tap. There is plumbing for an automated washing machine, dual aspect uPVC double glazed windows and a double glazed external door.

Bedroom 1

11'5" x 11'5" (3.48m x 3.48m)

There is a uPVC double glazed window to the front elevation and built-in wardrobes.

Bedroom 2

11'7" x 10'9" (3.53m x 3.28m)

Fitted with a uPVC double glazed window to the front elevation.

Bedroom 3

8'4" x 7'8" (2.54m x 2.34m)

There is a uPVC double glazed window to the side elevation and built-in wardrobes.

Shower Room

Furnished with a 3 piece suite comprising low flush WC, vanity unit incorporating underlying cupboard storage space with an inset basin and shower cubicle. There is an obscure uPVC double glazed window to the side elevation, floor to ceiling tiling and a cupboard housing the water cylinder.

OUTSIDE:

Front

There is a lawned garden with mature shrubbed borders and a paved driveway stretching down the side of the property providing off-road parking.



Rear

The garden is mainly laid to lawn with a patio seating area and shrubbed borders.

Garage

A single detached garage with up and over door.

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 up into the centre of Almondbury village and as the road bears to the right by the church take the left hand turning into Fenay Lane. Continue down Fenay Lane, take the second left onto Jessop Avenue before turning right onto the small cul-de-sac and the property can be found on the left hand side clearly identified by our for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

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.

Ground 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	78
(81-91)	B	78
(68-80)	C	46
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC