



21 Dudley Road, Marsh, Huddersfield, HD1 4LZ
Asking Price £95,000

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NO UPPER CHAIN

Pleasantly situated and occupying a first floor position in this purpose built modern development, is this 1 bedroom flat. Offered for sale with immediate vacant possession and no upper vendor chain, the property provides gas fired central heating and uPVC double glazing. Being of particular interest for the single person or buy-to-let property investor, the property also has an allocated parking space. Located in the established residential area of Marsh which is convenient for access to Huddersfield town centre, Lindley and the M62 motorway network. Most daily requirements can be found within walking distance. An early viewing is recommended to appreciate the property on offer which briefly comprises:- entrance hall, lounge, kitchen, bedroom and bathroom.

Energy Rating: C



GROUND FLOOR:

Enter the property via a uPVC door into:-

Entrance Hall

Where there are stairs elevating to the first floor.

Lounge

9'11" x 15'9" (3.02m x 4.80m)

Fitted with a uPVC double glazed window to the front elevation, central heating radiator and a door leading through to the kitchen.



Kitchen

9'11" x 8'2" (3.02m x 2.49m)

Comprising a range of wall, drawer and base units with granite effect roll top work surfaces, tiled splashbacks and an inset stainless steel sink with drainer and mixer tap. There is an integrated electric single oven, 4 ring gas hob, overhead extractor fan, uPVC double glazed window to the front elevation, central heating radiator and the central heating boiler.



Bedroom

9'0" x 12'5" (2.74m x 3.78m)

There is a uPVC double glazed window to the rear elevation, central heating radiator and built-in wardrobes providing shelving and hanging space.

Bathroom

Furnished with a 3 piece suite briefly comprising of a low flush WC, pedestal wash hand basin and panelled bath with overhead hand shower attachment and adjacent glass shower screen. There is an obscure uPVC double glazed window to the front elevation, tiled splashbacks and central heating radiator.



OUTSIDE:

There is an off-road allocated parking space.

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), continue to the roundabout at Gledholt and turn left into Gledholt Road. At the mini roundabout take the 3rd exit into Heaton Road. Take the second right hand turning onto Lawrence Road and then left into Dudley Road. The property can be found after a short distance.

TENURE:

Leasehold - Term: 999 years from 01/08/1995 / Rent: £1.00

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:

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.



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			
(81-91) B			
(70-80) C		73	75
(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	