



85 New North Road, Huddersfield, HD1 5ND
£290,000

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Being offered with immediate vacant possession and no upper vendor chain is this four bedroom period style semi-detached property. Providing deceptively spacious accommodation throughout, this home enjoys authentic features such as timber panelling in the entrance hall and high ceilings. Having off road parking together with gardens to the front and rear and detached single garage. This property provides a blank canvas for a prospective purchaser to personalise to their own taste. Being mostly suited to the growing family or first time buyer, the property is situated within reasonable walking distance to Huddersfield town centre together with providing convenient access to the M62 motorway network and Halifax town centre.

The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen and WC to the ground floor. To the first floor are four bedrooms, bathroom and WC.



GROUND FLOOR:

Accessed via a single glazed timber door with leaded stain glass windows.

Entrance Hall

A spacious entrance hall which is fitted with original timber panelling and a staircase elevating to the first floor.

Lounge

12'10" x 12'11" (3.91m x 3.94m)

With a feature timber framed, double glazed bay window to the front elevation and 2 central heating radiators.

Dining Room

12'11" x 13'11" (3.94m x 4.24m)

Having 2 central heating radiators and a set of uPVC double glazed French doors leading to the rear garden.

Kitchen

9'11" x 17'3" max (3.02m x 5.26m max)

Comprising a range of wall, drawer and base units, finished in shaker style with granite effect

work surfaces and an inset 1.5 bowl stainless steel sink with drainer and monobloc mixer tap. There is plumbing for a washing machine, dual aspect timber framed double glazed windows with decorative stainless glass panelling and a useful alcove storage cupboard.

WC

Furnished with a low flush WC, wall hung wash hand basin, timber framed double glazed obscure window to the side elevation, central heating radiator and useful understairs store area. The alarm panel is also located here.

Landing

With a timber framed double glazed window with decorative stained glass feature to the side elevation and providing access to the loft via a ceiling hatch.

FIRST FLOOR:

Bedroom 1

12'9" x 13'11" (3.89m x 4.24m)

Enjoying a pleasant aspect overlooking the garden via a timber framed double glazed window with feature stained glass. There is also a central heating radiator.



Bedroom 2

12'10" max x 13'1" (3.91m max x 3.99m)

Having a timber framed double glazed bay window with feature stained glass, central heating radiator and built-in wardrobes.

Bedroom 3

9'10" x 8'8" (3.00m x 2.64m)

Having a timber framed double glazed window to the front elevation, central heating radiator and storage cupboard.

Bedroom 4

9'11" x 7'2" (3.02m x 2.18m)

Fitted with a timber framed double glazed window to the rear elevation and central heating radiator.

Bathroom

Furnished with a 2 piece suite briefly comprising of a vanity sink unit incorporating underlying cupboards, drawer storage space and monobloc mixer tap and a panelled bath with electric shower over. There are twin timber framed, double glazed windows to the side elevation, a central heating radiator, PVC splashbacks and useful store cupboard.

Separate WC

Comprising low flush WC, tiled splashback and an obscure double glazed, timber framed window to the side elevation.

OUTSIDE:

To the front there is a raised lawned garden with shrub boundary and double gates give access to the tarmac driveway which leads down the side of the property to the rear where there is a single detached garage. The rear garden is mainly laid to lawn with a mixture of timber fence boundaries.

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:

Exit Huddersfield town centre on the ring road before forking left onto New North Road. Passing Vernon Avenue on the left hand side, the property can be found on the left hand side of the road, clearly identified by our for sale board.

TENURE:

Leasehold - 999 years from 25 March 1941 / Rent : £8.10.0

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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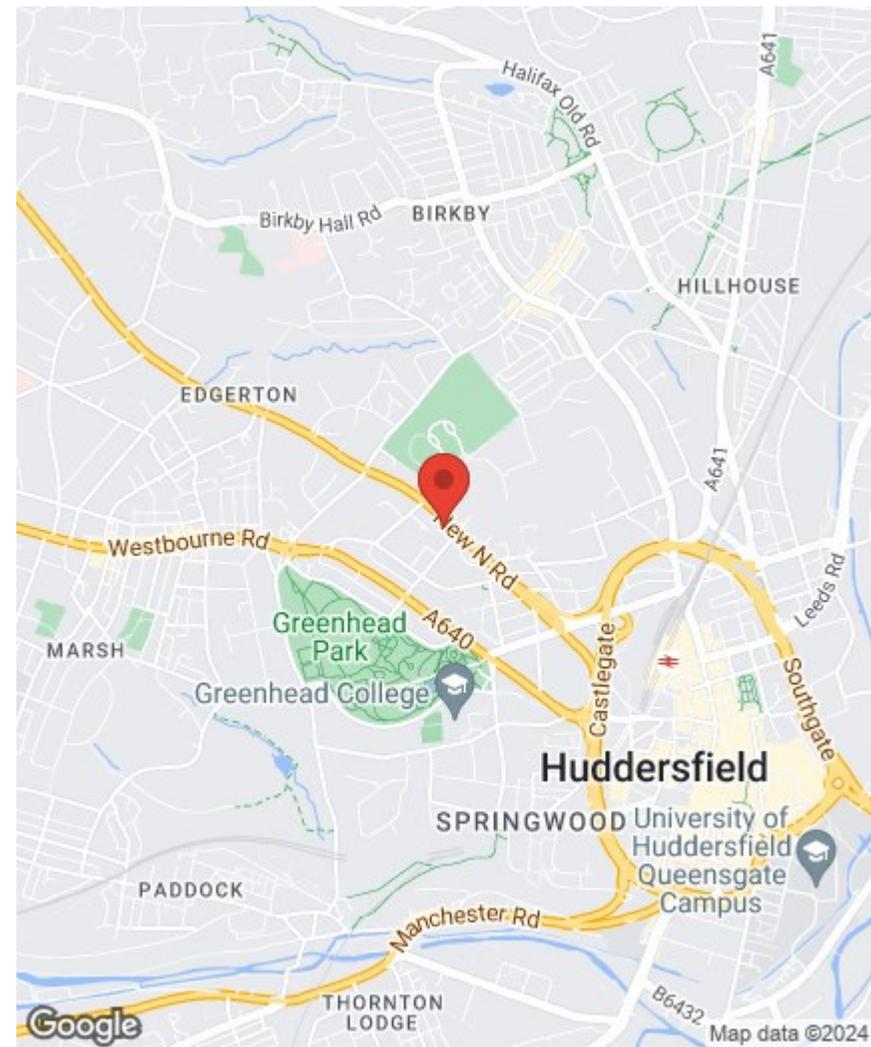
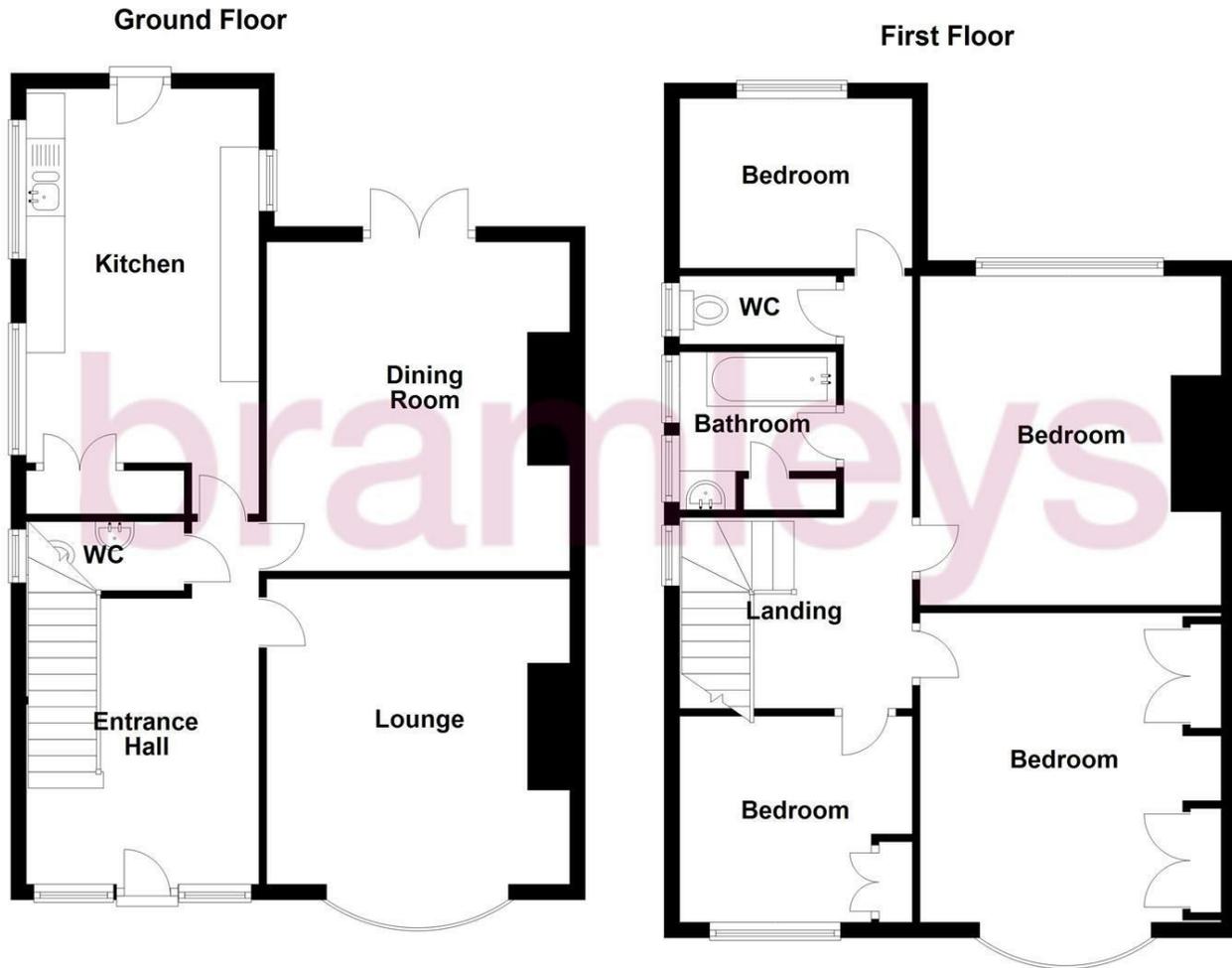
MORTGAGES:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		63	
(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	

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