



14 Branch Street, Paddock, Huddersfield, HD1 4JL  
£100,000

**bramleys**

This 2 bedroom back to back terrace is situated in the popular residential area of Paddock. The property benefits from gas fired central heating, and a small garden with an open outlook. Being ideally situated for a range of local amenities and transport links, the property is close by to Greenhead Park and Huddersfield town centre. The property would make an ideal purchase for first time buyers and investor buyers alike. An early internal inspection is highly recommended to appreciate the accommodation on offer.

Energy Rating: D



## GROUND FLOOR:

A timber and glazed external door gives access to the property.

### Entrance Hall

With a central heating radiator, ceiling coving, ornate ceiling rose, delft rack and a door which leads into the inner hallway.

### Inner hallway

### Lounge

15'0" x 12'6" (4.57m x 3.81m)

Having 3 wall light points, gas fire set on to a tiled hearth and backdrop, central heating radiator and ceiling coving.

## LOWER GROUND FLOOR:

### Breakfast Kitchen

16'2" max x 15'0" (4.93m max x 4.57m)

With a range of matching wall and base units, laminated work surfaces, part tiled walls and fully tiled floor. There is a 4 ring gas Range with adjacent hotplate and griddle, built-in oven and grill, plumbing for a washing machine, sealed unit double glazed window and a timber/glazed rear access door.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath. There are fully tiled walls, a central heating radiator and wall mounted extractor fan.

## FIRST FLOOR:

### Landing

### Bedroom 1

15'0" x 11'8" (4.57m x 3.56m)

Having fitted 6 door wardrobes with hanging and shelving facilities. There is a central heating radiator and sash window to the front.

### Bedroom 2

9'4" x 7'4" inc bulk-head (2.84m x 2.24m inc bulk-head)

With a central heating radiator, fitted bed base and hand wash basin.



#### OUTSIDE:

There is a small garden area with open outlook.

#### 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 and at the Geldholt roundabout, take the first exit onto Geldholt Road proceeding along to the mini roundabout. Take the third exit onto Heaton Road and take the second left onto Branch Street where the property can be found to the left hand side of the road and to the rear of the terraces.

#### TENURE:

Please note, the title is held on a freehold title with another property. The sale is just for No.14 and therefore, the title will be split into two separate registrations on completion.

#### COUNCIL TAX 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.

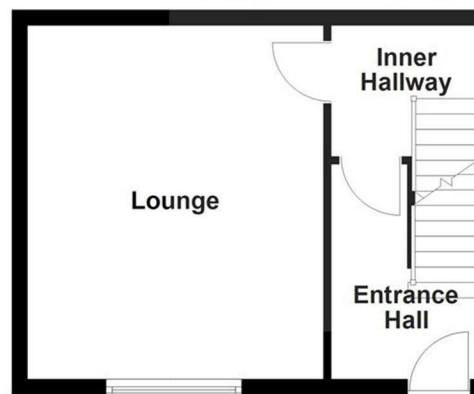
#### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

#### Basement



#### First 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                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 64        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

Huddersfield | Halifax | Elland | Mirfield