



59 West Close, Huddersfield, HD2 1BZ

£220,000

bramleys

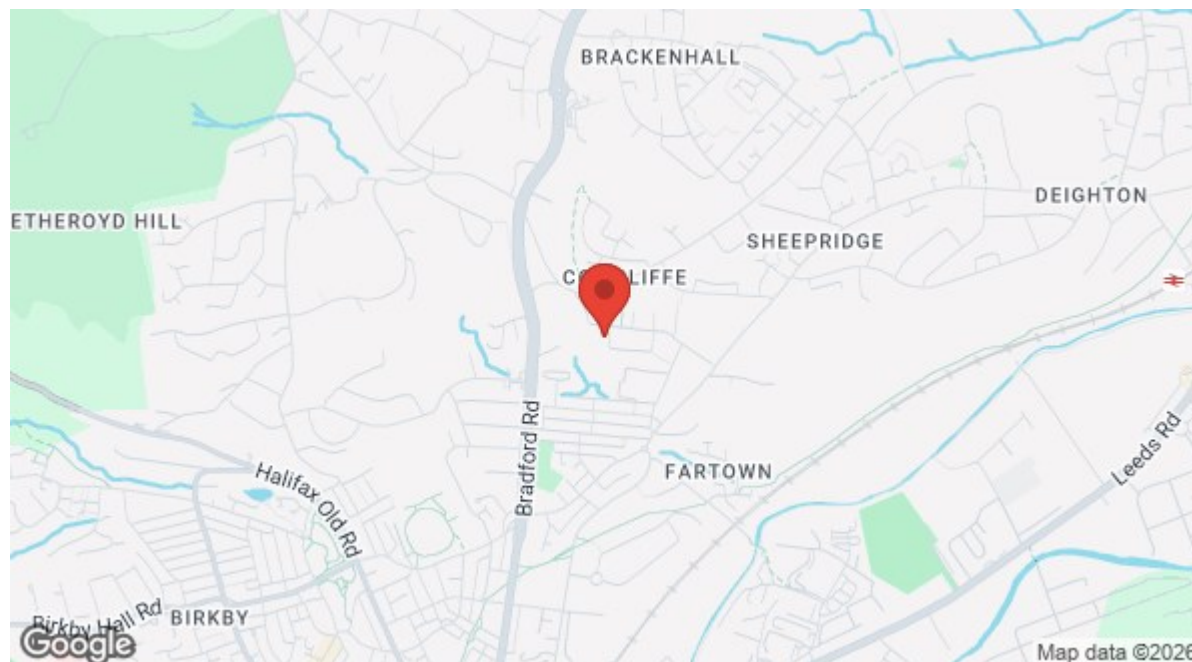


Situated in a sought after residential area within Huddersfield, this substantial stone-built end terrace house offers a perfect blend of comfort and convenience. With three well proportioned bedrooms, this property is ideal for a young and growing family seeking a peaceful retreat while remaining close to the town centre, which is approximately 1.5 miles away.

Externally there is a double parking apron at the front, providing ample space for vehicles. The generous rear garden boasts a tranquil wooded outlook, creating a serene environment for outdoor activities and family gatherings. This outdoor space is perfect for children to play and for adults to unwind in a natural setting.

Inside, the property features a modern fitted kitchen within an open plan living/dining kitchen and 4 piece bathroom suite, ensuring that daily living is both stylish and functional, together with a gas-fired central heating system and uPVC double glazing. Additionally, the lower ground floor cellar/utility area offers valuable extra space for storage or laundry needs and has direct access into the rear garden.

With its appealing features and convenient location, this home is sure to attract interest from families and professionals alike. Don't miss the opportunity to make this lovely property your own.



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

GROUND FLOOR:

Enter the property through a composite external door, with sealed unit double glazed panels.

Entrance Hall

With sunken low voltage lighting, central heating radiator set behind a fret work panel, heavy ceiling coving and picture rail decor.

Lounge

12'0" x 12'1" (3.66m x 3.68m)

Having a central heating radiator, uPVC double glazed window, sunken low voltage lighting and ceiling coving.

Dining Kitchen

20'2" x 12'0" plus bay window (6.15m x 3.66m plus bay window)

Peacefully situated to the rear of the property, overlooking the spacious rear gardens and woodland beyond. There is a uPVC double glazed window, central heating radiator set behind fretwork panel, feature fireplace and a range of matching wall and base units, with laminated work surfaces and part tiled walls. There is a 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, integrated dishwasher and a 1.5 bowl stainless steel sink with mixer taps and side drainer.

FIRST FLOOR:

Landing

With built-in linen cupboard.

Bedroom 1

12'1" x 12'6" max inc wardrobes (3.68m x 3.81m max inc wardrobes)

With built-in wardrobes, overhead storage cupboards, central heating radiator and a uPVC double glazed window.

Bedroom 2

14'10" x 12'2" (4.52m x 3.71m)

With built-in wardrobes, storage cupboards, central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom 3

8'7" x 7'8" (inc bulk-head) (2.62m x 2.34m (inc bulk-head))

Having a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, vanity wash basin with mixer taps, panelled bath with central mixer taps and a fully tiled shower cubicle which houses the power shower with body jets and rainwater head. The suite has matt black fittings, matching central heating radiator/towel rail, uPVC double glazed window and sunken LED lighting.

LOWER GROUND FLOOR:

Inner Hallway

Utility

14'6" x 12'1" (4.42m x 3.68m)

With a central heating radiator, plumbing for a washing machine and ceramic sink. There is a uPVC double glazed rear access door.

OUTSIDE:

To the front of the property there is a twin space parking apron and to the rear there is a most spacious garden, predominantly lawned with mature flowers, trees and bushes. There is also a flagged patio seating area.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can

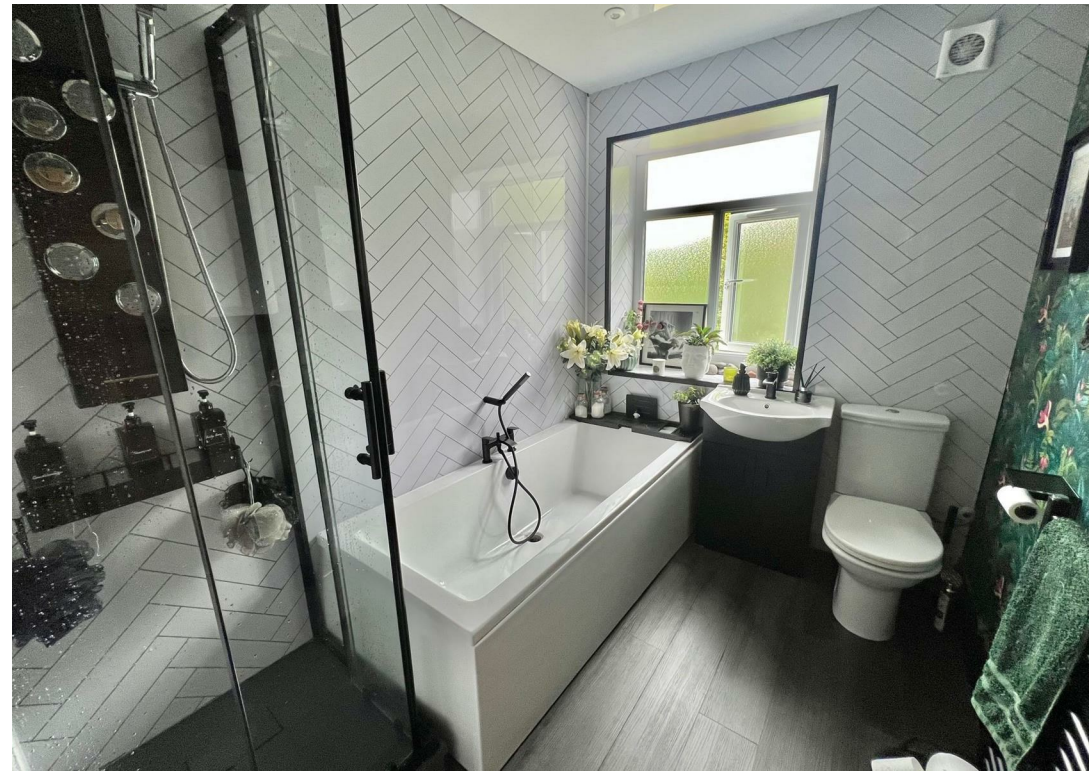
search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

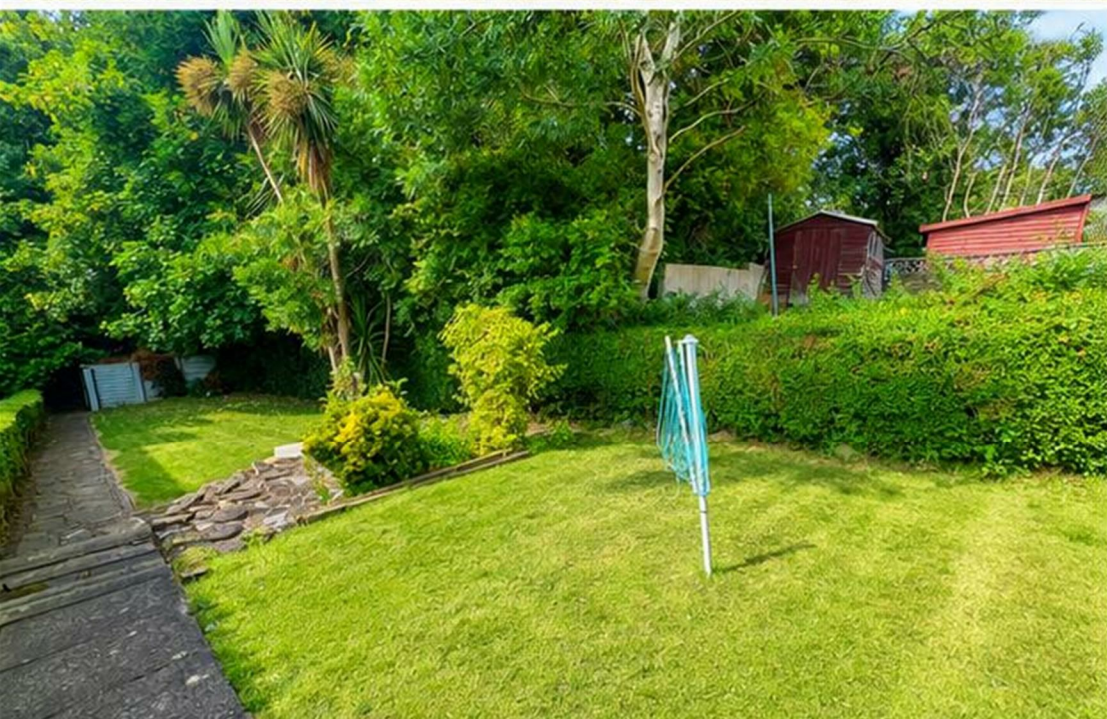
ONLINE CONVEYANCING SERVICES:

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.







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

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