



12 Syringa Street, Marsh, Huddersfield, HD1 4PD

£195,000

**bramleys**

This deceptive end terraced property offers living accommodation over 3 floors and is offered for sale with VACANT POSSESSION and NO VENDOR CHAIN. Being ideally located, convenient for amenities, well regarded schools, H.R.I and the M62 motorway network.

The property is situated within walking distance to Huddersfield town centre and has accommodation comprising: entrance hall, lounge, dining room and separate kitchen, lower ground floor cellars, first floor landing, 3 bedrooms, bathroom and second floor attic bedroom. An ideal purchase for a young family, professional couple or investor. Although requiring refurbishment, the property is fitted with gas fired central heating and uPVC double glazing. Outside there are gardens to both the front and rear, together with on street parking.



## GROUND FLOOR:

### Entrance Hall

A solid wood door gives access to the entrance hall which has a spindle balustrade staircase rising to the first floor.

### Lounge

14'4" x 14'7" (4.37m x 4.45m)

A spacious lounge with feature ceiling rose, fireplace, a central heating radiator and uPVC double glazed window to the front.

### Kitchen

11'0" x 7'5" ave (3.35m x 2.26m ave)

Having a range of wall and base units with working surfaces over, stainless steel sink unit, gas hob, integrated oven, extractor hood and plumbing for a dishwasher. There is a uPVC double glazed window, access to the cellar and an external door to the rear garden. The kitchen houses the central heating boiler which we are informed is approximately 3/4 years old.



### Dining Room

14'4" x 11'3" (4.37m x 3.43m)

Another spacious reception room, which has laminate flooring, a central heating radiator and a uPVC double glazed window.

## LOWER GROUND FLOOR:

### Cellar

The cellar provides useful additional storage and utility space. Currently fitted with a sink unit, plumbing for a washing machine and external door to the rear.

## FIRST FLOOR:

### Landing

Having a staircase rising to the attic room and a uPVC double glazed window.

### Bedroom 1

14'4" x 9'8" (4.37m x 2.95m)

A double room with a central heating radiator and a uPVC double glazed window.



### Bedroom 2

14'4" x 9'8" (4.37m x 2.95m)

Another double room with a central heating radiator, fitted wardrobe and a uPVC double glazed window.

### Bedroom 3

13'0" ave x 10'1" max (3.96m ave x 3.07m max)

This 'L' shaped room has a central heating radiator and a uPVC double glazed window.

### Bathroom

The bathroom has tiling to the walls, panelled bath with shower attachment over, low flush WC and a pedestal wash hand basin. There is also a central heating radiator, chrome ladder style towel heater and a uPVC double glazed window.

### SECOND FLOOR:

#### Attic Bedroom 4

Having laminate flooring, a central heating and uPVC double glazed window.

### OUTSIDE:

There is a walled garden to the front and lawned garden to rear with rear access gate.

### 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), at the roundabout proceed straight ahead into

Westbourne Road. Take a right hand turning onto Abb Street. The property will be found directly ahead at the crossroads with Syringa Street and the continuation of Abb Street.

### TENURE:

Leasehold - Term: 999 years from 25 March 1907

Rent : £2. 3s.4d. to the land in this title

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:

B

### 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.

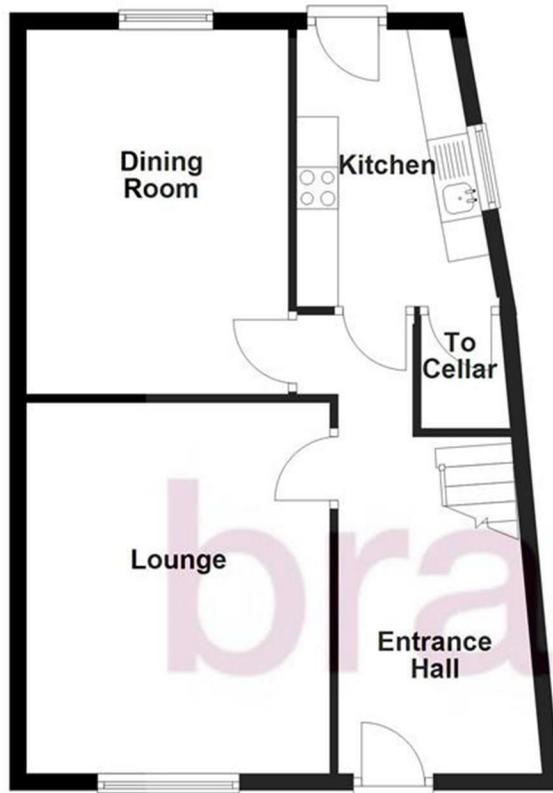
### VIEWINGS:

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

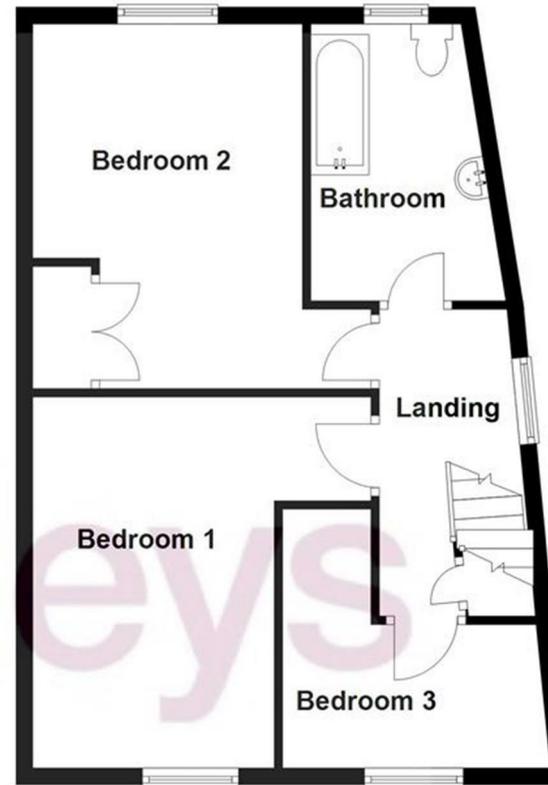




## Ground Floor



## First Floor



## Second Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
54	
England & Wales EU Directive 2002/91/EC	

### 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**

NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

Huddersfield | Halifax | Elland | Mirfield

