



55 Lawrence Road, Huddersfield, HD1 4LW
£139,500

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NO UPPER CHAIN

Situated in this popular residential area of Marsh, approximately 1 mile from Huddersfield town centre, is this 2 bedroom stone built terraced property.

The property is conveniently positioned for the amenities and shopping facilities of both Marsh and Lindley, with access to Greehead Park being withing walking distance.

Offered for sale with vacant possession, the accommodation also has gas fired central heating and uPVC double glazing.

An ideal opportunity for a first time buyer or investor alike, the property offers scope for further improvement and personalisation. An internal viewing is highly recommended to fully appreciate the accommodation and potential available.



GROUND FLOOR:

Enter the property via an external door.

Entrance Hall

With a central heating radiator and access to the kitchen and lounge.

Lounge

11'5" x 10'11" (3.48m x 3.33m)

With a central heating radiator and a uPVC double glazed bay window to the front elevation. Please note, the gas fire is no longer in use and will need to be replaced.

Kitchen

11'8" x 10'5" (3.56m x 3.18m)

Fitted with a range of wall, drawer and base units, laminate work surfaces, 1.5 bowl stainless steel sink with drainer unit and a uPVC double glazed window to the rear elevation. There is an integrated 4 ring hob, electric oven, extractor hood, space and plumbing for a washing machine/or dishwasher, central heating radiator, useful understairs storage cupboard, external door leading to the rear elevation and stairs leading up to the first floor.



FIRST FLOOR:

Landing

With access to the loft via a ceiling hatch and retractable ladder.

Bedroom

14'7" x 10'2" (4.45m x 3.10m)

With a central heating radiator and a uPVC double glazed window to the front elevation.



Bedroom 2

11'8" x 7'4" (3.56m x 2.24m)

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



Shower Room

Furnished with a low flush WC, pedestal wash hand basin and walk-in shower cubicle. There are aqua panelled walls, a chrome ladder style radiator, uPVC double glazed window and wood effect laminate flooring.

OUTSIDE:

To the front of the property there is a low maintenance garden, with steps leading to the front door. To the rear of the property there is a flagged patio area and a flagged pathway which leads to a gate. There is also a low maintenance garden.

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:

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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.

VIEWINGS:

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



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

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			
(112 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	

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