



3 Marten Grove, Huddersfield, HD4 7JU
£185,000

bramleys



This 2 bed roomed, semi-detached true bungalow is situated in the highly desirable residential area of Netherton. Being offered for sale with vacant possession upon legal completion, the property would make an ideal purchase for those looking to downsize or retire. The property has gas fired central heating and uPVC double glazing and most daily requirements can be satisfied in the village centre of Netherton. Being approximately 2 miles from Huddersfield town centre and a similar distance to the village centre of Honley, the property would make an ideal purchase for those looking to downsize or retire.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC double glazed side entrance door into:-

Entrance Vestibule

Lounge

17'9" x 12'0" (5.41m x 3.66m)

A most spacious reception room which is fitted with a uPVC double glazed window, central heating radiator, a gas and coal effect living flame gas fire which is set to a marble hearth and backdrop with fire surround and mantel.



Kitchen

10'6" x 6'8" (3.20m x 2.03m)

Fitted with a range of matching wall and base units with complementary working surfaces. There are part tiled walls and concealed lighting to the wall units. There is a 4 ring gas hob with built-in oven, overhead extractor fan and light, inset stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine, integrated fridge and freezer.



Bedroom 1

11'10" x 9'2" (3.61m x 2.79m)

With a central heating radiator, uPVC double glazed window and fitted wardrobes.

Bedroom 2

9'4" x 8'4" (2.84m x 2.54m)

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



Shower Room

Having a 3 piece suite comprising of a concealed flush WC, vanity wash basin with cupboards beneath and corner shower cubicle. There are fully tiled walls, a central heating radiator and uPVC double glazed window.

OUTSIDE:

There are gardens to both the front and rear, a side driveway provides off road parking and gives access to the detached single garage (needs demolition)

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 Chapel Hill (A616) and proceed to the traffic lights at Lockwood. In Lockwood proceed straight ahead onto Meltham Road and follow this road into the village of Netherton. On reaching the centre, turn left onto Moor Lane and after a short distance turn left into Marten Drive and first left again onto Marten Grove. The property can be found on the left hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

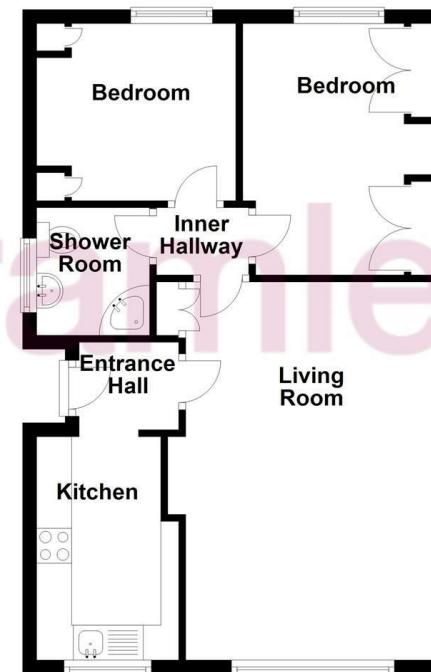
MORTGAGES:

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.

Ground 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

