



16 Nabcroft Lane, Crosland Moor, Huddersfield, HD4 5EA
£79,950

bramleys

This 2 bedroom terraced property is offered for sale with NO VENDOR CHAIN and vacant possession. Requiring refurbishment and being an ideal purchase for a landlord/first time buyer with accommodation comprising: entrance vestibule, open plan living kitchen, 2 bedrooms and bathroom with lawned garden to front. Conveniently situated for amenities and public transport.

Energy Rating: D



GROUND FLOOR:

Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has a staircase rising to the first floor and a central heating radiator.

Open Plan Living Kitchen

14'10 x 16'4 max (4.52m x 4.98m max)

This open plan living space has a fireplace surround with gas fire, a central heating radiator and exposed beams to the ceiling. The kitchen area has wall and base units with working surfaces over, gas hob with extractor hood over, space and plumbing for a washing machine, stainless steel sink unit and access to the cellar.

LOWER GROUND FLOOR:

Cellar

FIRST FLOOR:

Landing

Having a fitted storage cupboard.

Bedroom 1

8'7 x 9'3 (2.62m x 2.82m)

Having a central heating radiator and a uPVC double glazed window.

Bedroom 2

7'11 x 7'3 (2.41m x 2.21m)

Also having a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom has a three piece suite comprising wc, bath with shower attachment over, pedestal wash hand basin, extractor fan and a central heating radiator.

OUTSIDE:

There is a lawned garden area to the front and on street parking.



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 A62 Manchester Road passing through the traffic lights at Longroyd Bridge, Thornton Lodge and passing under the viaduct before taking a left hand turning onto Blackmoorfoot Road. Continue up Blackmoorfoot Road and turn left onto Nabcroft Lane where the property can be found on the right hand side.

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.

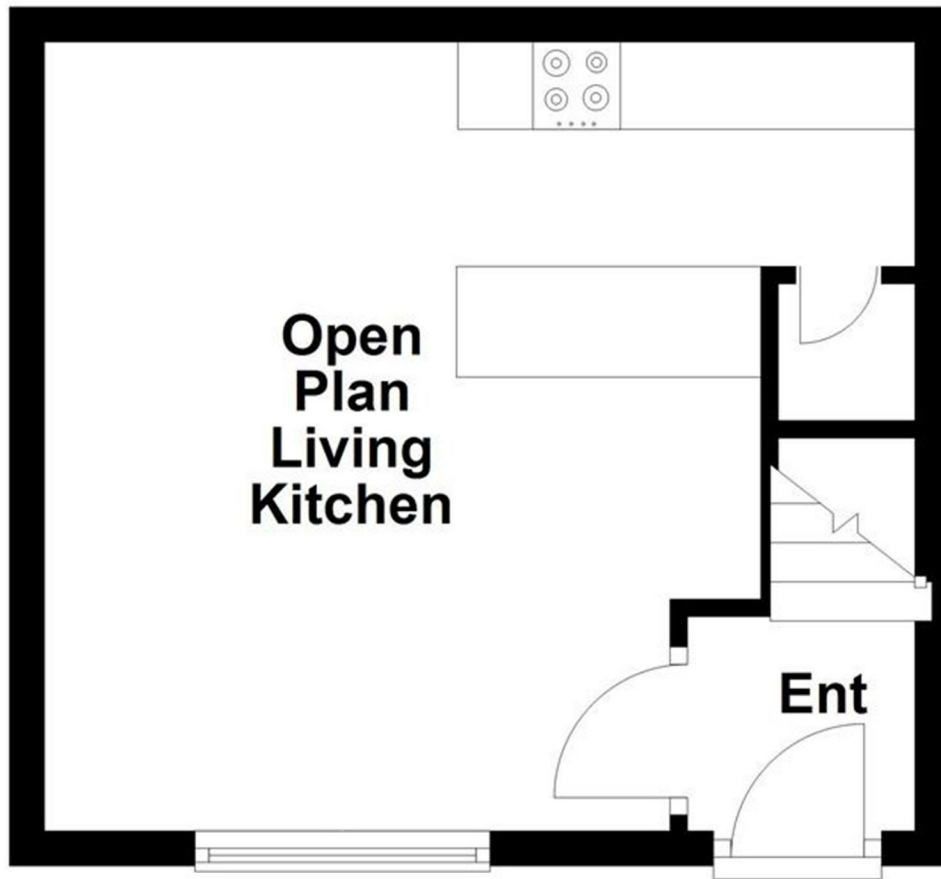
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction

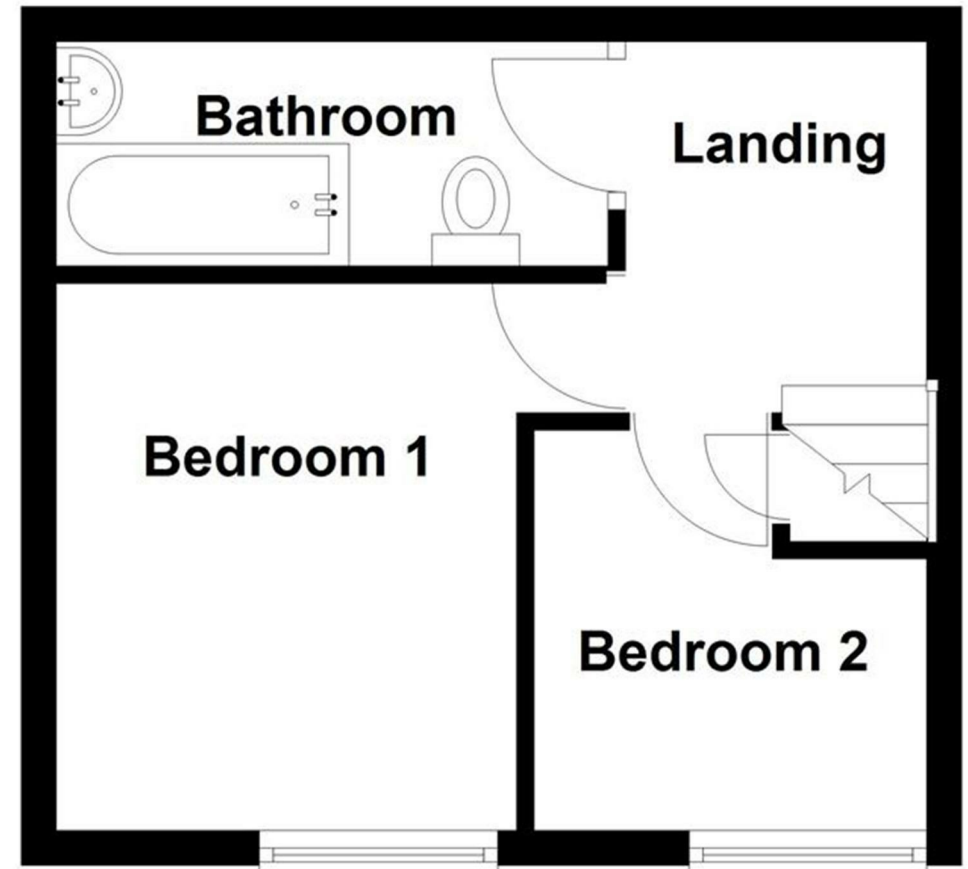
with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

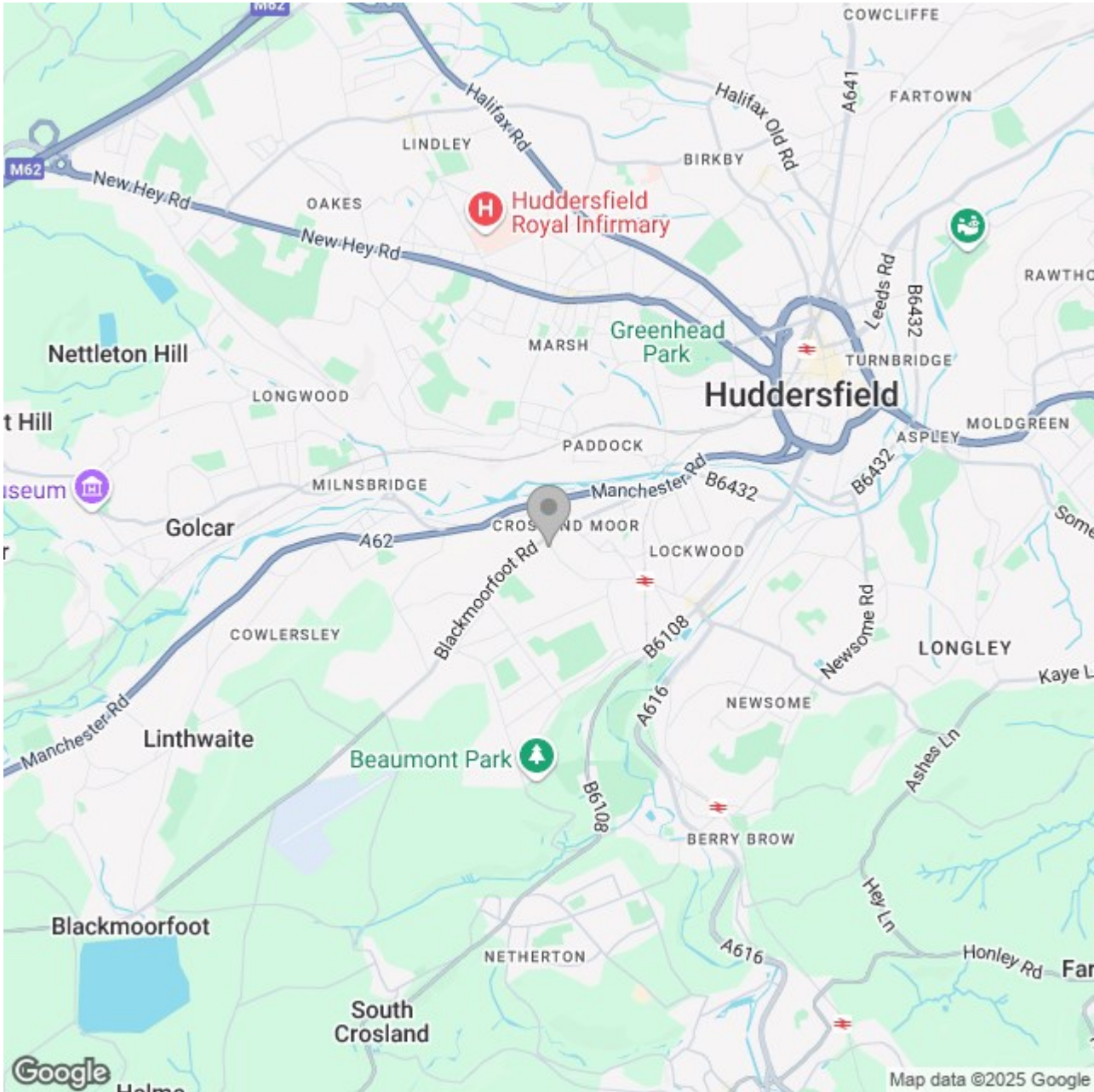



Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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