



77 Lawrence Road, Marsh, Huddersfield, HD1 4LW

£124,950

**bramleys**

## NO UPPER CHAIN

This 2 bedroom, stone built through terraced property is situated in this popular residential locality, approximately 1 mile from Huddersfield town centre. The property would make an ideal purchase for the first time buyer or investor buyer alike.

Most daily requirements can be satisfied in the shopping areas of Marsh and Lindley, as well as being handily positioned for Greenhead Park, Huddersfield Royal Infirmary and the town centre.

An internal viewing is highly recommended to appreciate the accommodation which briefly comprises:- entrance vestibule, lounge, kitchen, first floor landing, 2 bedrooms and bathroom.



## GROUND FLOOR:

Enter the property through an external door into:-

### Entrance Vestibule

With a further door providing access to the lounge.

### Lounge

14'1" x 13'1" max (4.29m x 3.99m max)

With a uPVC double glazed window, central heating radiator, marble effect fireplace with fire surround and mantel. An archway leads through to the kitchen.

### Kitchen

9'5" x 7'3" (2.87m x 2.21m)

With a range of matching wall and base units with laminated work surfaces and part tiled walls. There is a 4 ring electric hob with overhead extractor fan and light, built-in oven and grill, plumbing for a washing machine, inset stainless steel sink unit with mixer taps and side drainer, uPVC double glazed window, central heating radiator and rear access door.

### Inner Hallway

With a built-in store cupboard.

## FIRST FLOOR:

### Landing

### Bedroom

10'1" x 9'5" max inc bulk-head (3.07m x 2.87m max inc bulk-head)

Situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Bedroom

14'1" x 10'1" max (4.29m x 3.07m max)

With a central heating radiator and uPVC double glazed window.

### Bathroom

Being part tiled to the walls and furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath. There is a uPVC double glazed window and a central heating radiator.

## OUTSIDE:

There is a small garden area to the front. To the rear of the property a uPVC door gives access to an additional storage space (within the house, but accessed externally) ideal for storage of bikes.

## 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:

Leasehold - Term: 999 years from 1 May 1887

Rent : £2.50

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:

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.



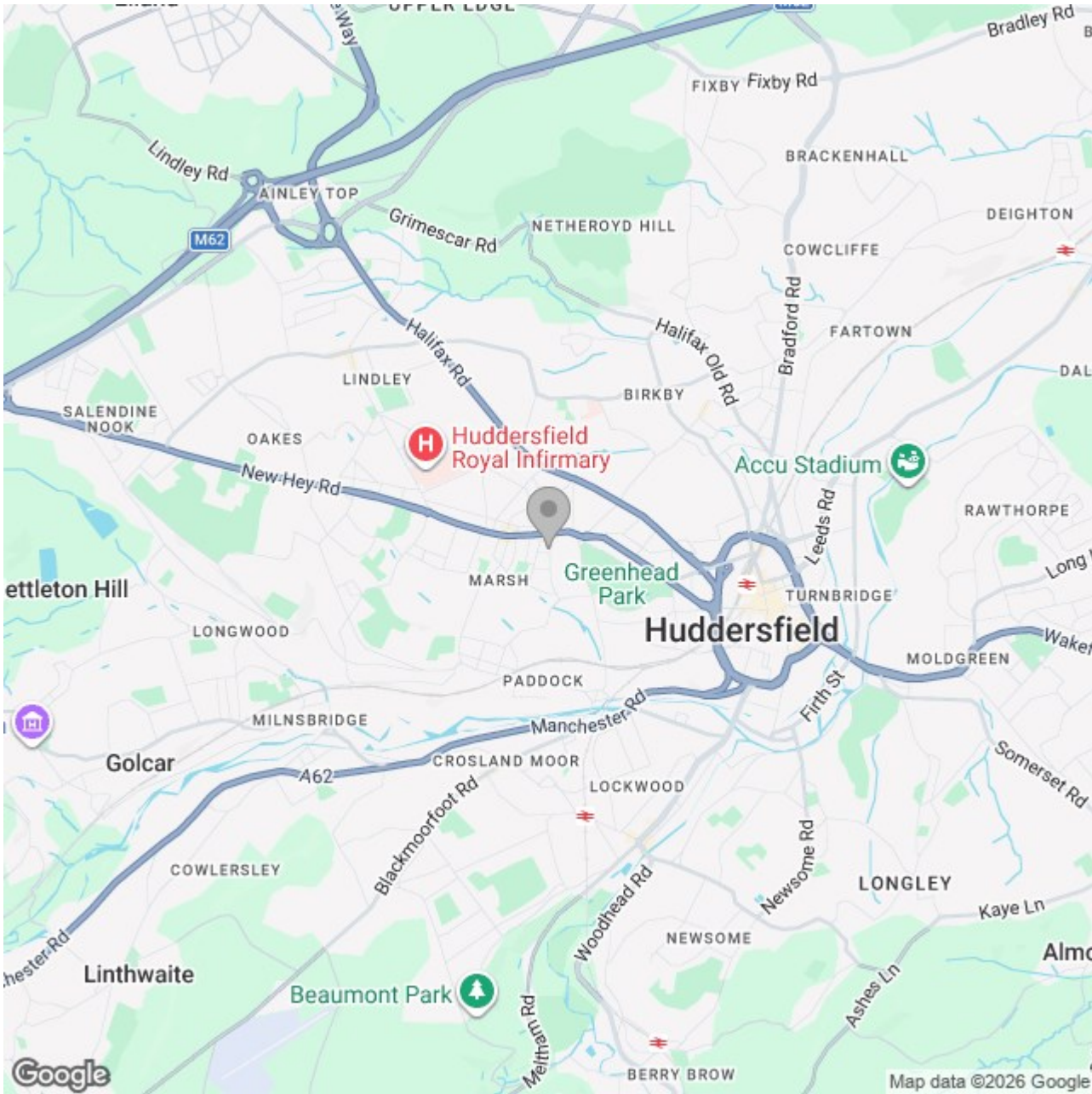
## Ground Floor



## First Floor



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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</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		
England & Wales		EU Directive 2002/91/EC