



22 Tenter Hill Lane, Sheepridge, Huddersfield, HD2 1EJ
£180,000

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This 3 bedroom semi-detached property having been tastefully decorated and refurbished over recent years to include a modern fitted kitchen with quartz worktops and integrated appliances and a four piece bathroom suite. An ideal property for a growing family and enjoying a larger than average garden to rear with pleasant wooded aspect. Also having uPVC double glazing, gas fired central heating system and accommodation comprising: entrance hall, lounge/dining area being open to the kitchen, first floor landing, 3 bedrooms (2 doubles 1 single) and bathroom. Externally, the property benefits from off road parking for a number of vehicles and to the rear is a good size tiered garden with patio and artificial grass. The garage has been converted to an extremely useful garden room/office/gym and benefits from power/lighting and a WC with wash basin. The rear garden also has a bar to the upper tier, perfect for entertaining in the Summer months.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

Having a staircase rising to the first floor with contemporary glass/chrome balustrade and an under-stair storage cupboard. There is also a central heating radiator and tiled flooring.

Lounge/Dining Area

21'10" x 11'11" (6.65m x 3.63m)

This good sized reception room is open plan to the dining area and modern fitted kitchen. Fitted with a modern log effect gas fire, uPVC double glazed window to the front, sliding patio doors to the rear and two modern central heating radiators.

Kitchen

9'7" x 8'9" (2.92m x 2.67m)

Having a range of quality wall and base units with quartz working surfaces and integrated appliances include double oven, microwave, washing machine, dishwasher and 5 ring gas hob with cooker hood over. There is a Worcester Bosch central heating boiler enclosed within a wall cupboard and a rear uPVC double glazed window.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the side.

Bedroom 1

9'8" x 10'9" excluding robes (2.95m x 3.28m excluding robes)

Positioned to the front of the property, having fitted sliding wardrobes providing hanging and shelving facilities, a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'7" x 10'5" (3.23m x 3.18m)

Another double room, positioned to the rear and having a central heating radiator and uPVC double glazed window.

Bedroom 3

7'5" x 7'8" max (2.26m x 2.34m max)

Having a single fitted bed with storage beneath, a central heating radiator and a uPVC double glazed window.

Bathroom

This modern 4 piece suite has tiling to the walls and floor and comprises of a low flush WC, hand wash basin, bath and separate shower enclosure with large rainfall style shower head. There is a modern ladder style radiator in anthracite grey and a uPVC double glazed window.

OUTSIDE:

To the front there is ample off road parking for a number of vehicles. To the rear of the property is a paved seating area, and



raised artificial grassed lawn with pleasant wooded aspect beyond the boundary wall. The rear garden also has the added benefit of a garden room and towards the top of the garden there is also another outbuilding which has been utilised as a bar with store room (12'0" x 9'2").

Garden Room (former garage)
16'8" x 9'11" max (5.08m x 3.02m max)

The garden room provides a great space for entertaining and could be utilised in a variety of different ways such as a gym or play room for the kids. It has a WC, bi-fold doors to the side and interior power and lighting and up and over door to the front.

PLEASE NOTE:
As the property is currently tenanted, the photos used are from previous marketing information and are therefore to used for illustration purposes only.

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 Bradford Road (A641) and continue to the traffic lights at Fartown Bar. Here take a right hand turning onto Fartown Green Road. Continue straight ahead at the mini roundabout and proceed up Woodhouse Hill. Once the road levels and becomes Sheepridge Road take a left hand turning onto Wiggan Lane. Continue along Wiggan Lane bearing right which is a continuation of Wiggan Lane which automatically becomes Tenter Hill Lane.

TENURE:
Leasehold - Term: 999 years from 25 March 1963 / Rent: £7.50 per annum.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

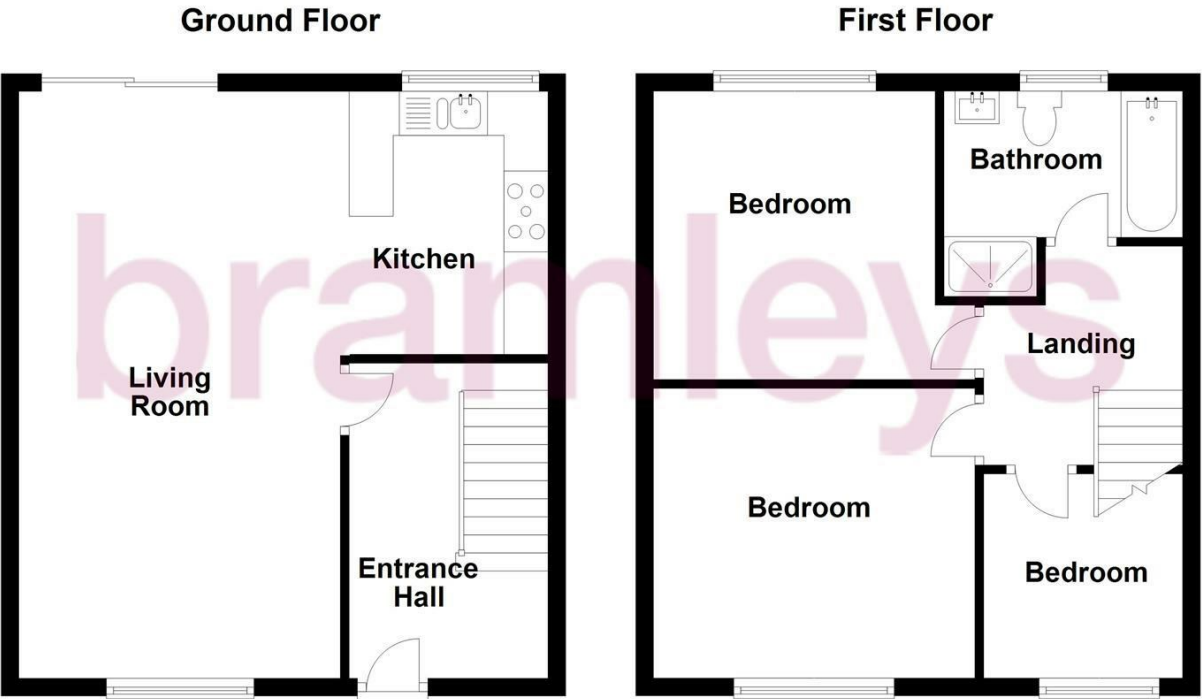
COUNCIL TAX BAND:
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MORTGAGES:
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME 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.







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) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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