



48 Low Hills Lane, Huddersfield, HD3 3PE  
£240,000

bramleys



## NO UPPER CHAIN

This 2 bedroom, semi-detached true bungalow is situated in this popular and much sought after residential area.

Situated close to bus routes, most daily requirements can be satisfied in the shopping areas of both Lindley and Salendine Nook. The property would make an ideal purchase for those looking towards retirement and has gas fired central heating, uPVC double glazing, gardens to both front and rear, together with a side driveway.



## GROUND FLOOR:

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

### Entrance Hall

With a central heating radiator and an access door into:-

### Lounge

15'7" x 12'1" (4.75m x 3.68m)

With an electric and coal effect living flame fire which is set onto a marble hearth and backdrop. There are 2 central heating radiators, uPVC double glazed window to the front and ceiling coving.

### Kitchen

11'9" x 9'0" (3.58m x 2.74m)

Situated to the front of the property and being fitted with a range of matching wall and base units, laminated work surfaces and part tiled walls. There is an electric cooker point, plumbing for a washing machine, inset stainless steel sink unit with mixer taps and side drainer, central heating radiator and uPVC double glazed window to the front.

### Bedroom

12'1" x 12'0" inc wardrobes (3.68m x 3.66m inc wardrobes)

With full width fitted 5 door wardrobes with hanging and shelving facilities, central heating radiator and a uPVC double glazed window to the rear.

### Bedroom

8'11" max x 8'7" max (2.72m max x 2.62m max)

Having a central heating radiator, ceiling coving, built-in double wardrobes with hanging and shelving facilities, together with sliding double glazed patio doors which lead directly into the rear gardens.

### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash bowl with cupboards beneath and a corner shower cubicle. The bathroom is fully tiled to the walls and is fitted with a central heating radiator and uPVC double glazed window.

## 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:

C

## 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.

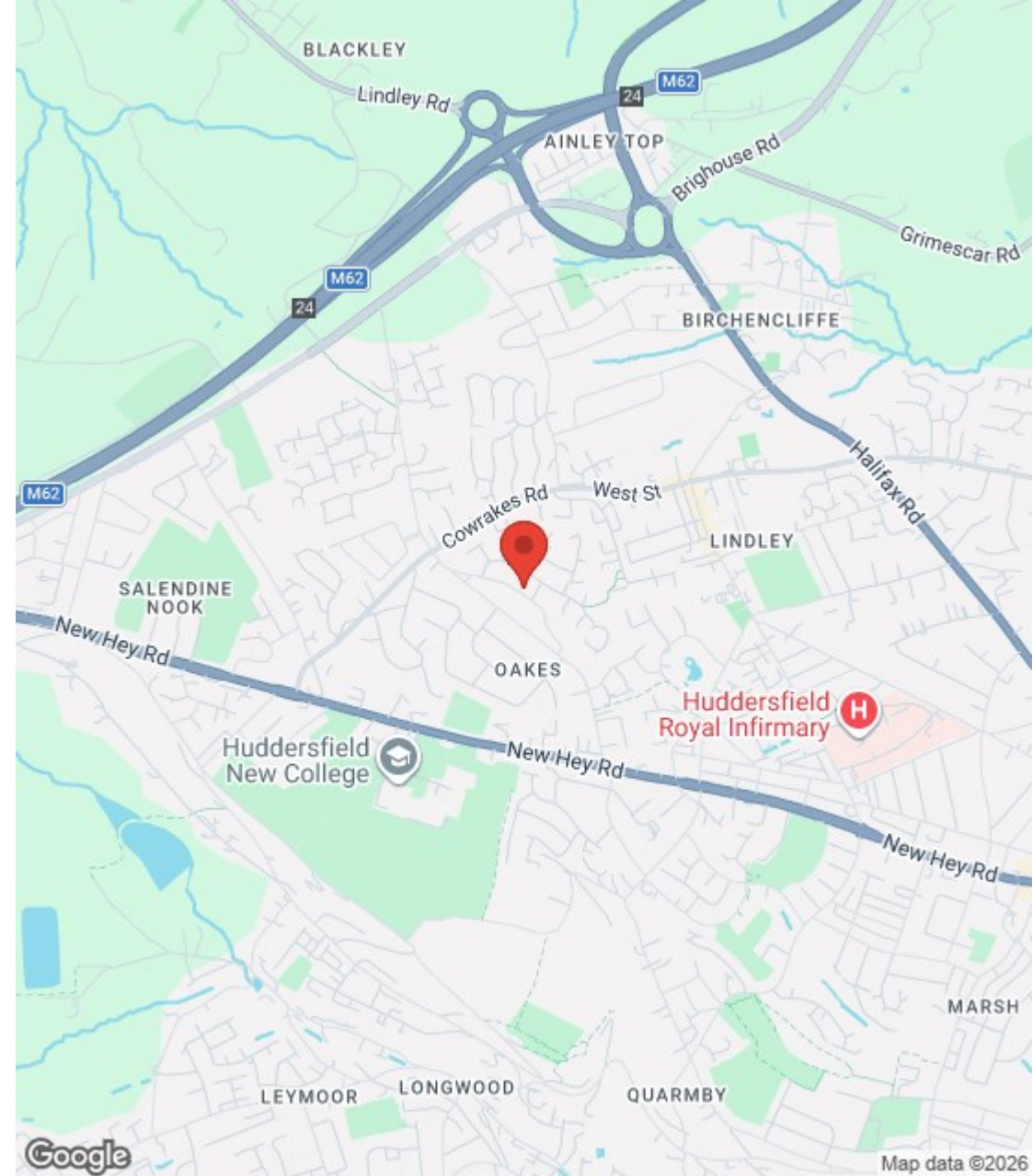
## VIEWINGS:

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









| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           |                                                                                                             |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           | <b>74</b>                                                                                                   |
| (55-68) <b>D</b>                            | <b>60</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  |

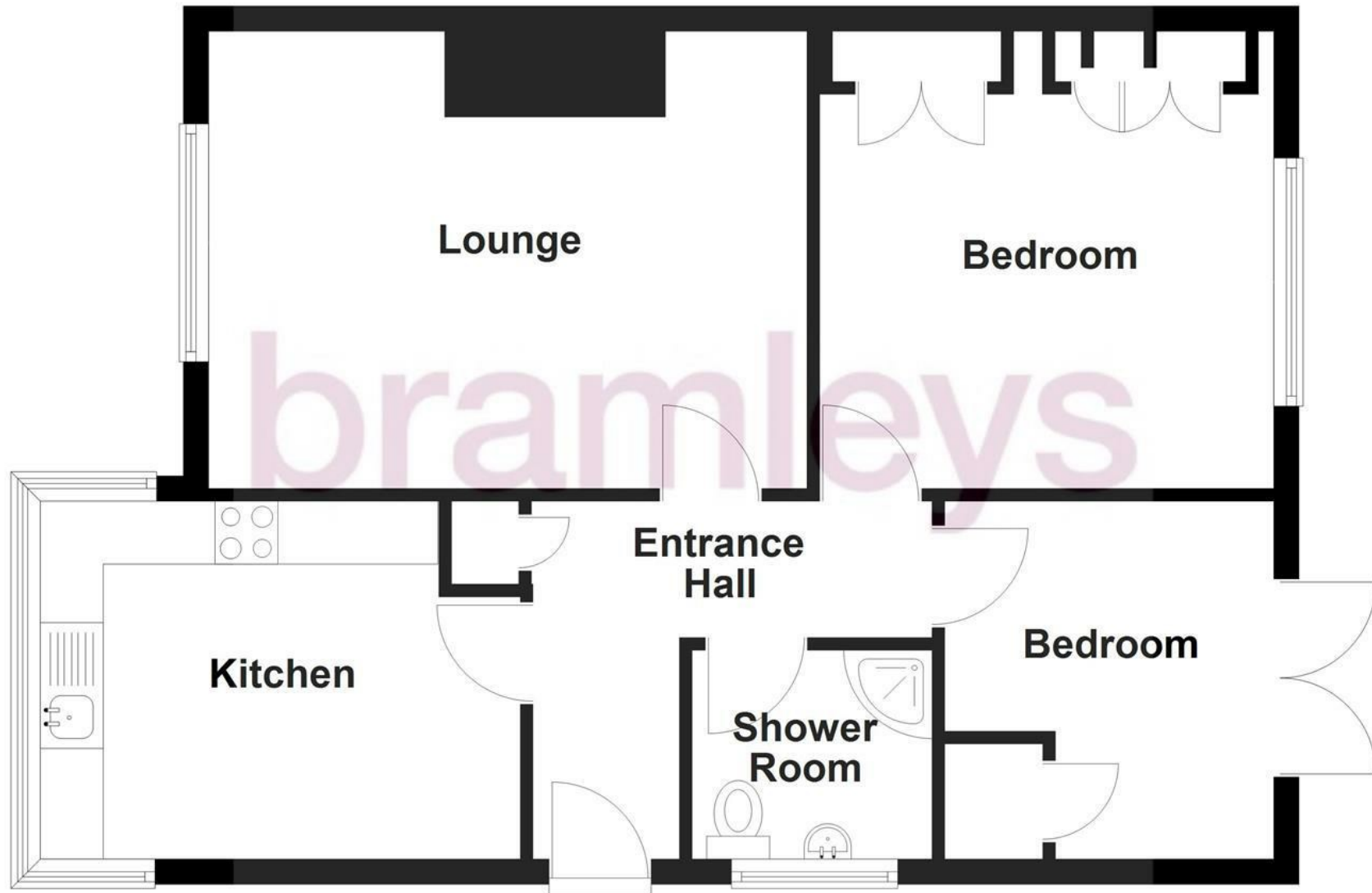
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

# Ground Floor



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

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