



7 Barcroft Road, Huddersfield, HD4 6LB

£190,000

**bramleys**



Situated on Barcroft Road in the popular village of Newsome, is this delightful three bedroom detached property which presents an excellent opportunity for those seeking a comfortable and inviting home.

Internally the house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home, the modern breakfast kitchen is well-equipped and provides space for dining, whilst the flexible living accommodation provides a bedroom to both the ground and first floor levels. Forming an ideal purchase for couples looking towards retirement, this property offers a peaceful and manageable living environment.

Conveniently located, you will find essential amenities just a stone's throw away in the centre of Newsome. For those who require commuter links, the railway station in Berry Brow is within reach, providing excellent links to Sheffield city centre and also Huddersfield, which is only a short drive away.

This property is offered with no upper chain, making it an ideal choice for a smooth and straightforward purchase. Early viewing is highly recommended to fully appreciate the potential this lovely home has to offer. Don't miss out on the chance to make this charming house your new home.



## GROUND FLOOR:

Enter the property via an external door into:-

### Breakfast Kitchen

11'11" x 9'9" (3.63m x 2.97m)

Fitted with a range of modern wall, drawer and base units with laminated work surfaces and matching upstands, ceiling spotlights and ceiling coving to the breakfast area. The kitchen is also fitted with a 1.5 bowl sink with side drainer and mixer tap, uPVC window, central heating radiator, and integral appliances include a microwave oven, electric oven, gas hob with extractor above and glass splashback.

### Sitting Room

12'0" x 9'11" max (3.66m x 3.02m max)

This good sized second reception room is fitted with a gas and coal effect fire with timber surround, a central heating radiator, 2 uPVC windows and a staircase provides access to the first floor.

### Lounge

11'11" x 11'11" (3.63m x 3.63m)

Another good sized reception room which is positioned to the front of the property. Fitted with a uPVC window, ceiling coving, 2 wall light points, a central heating radiator and feature arched fireplace with open fire.

### Bedroom

9'11" x 12'0" (3.02m x 3.66m)

Positioned to the front of the property and fitted with wardrobes providing hanging and storage facilities, a central heating radiator, ceiling coving and a uPVC window.

### Bathroom

Furnished with a 3 piece suite comprising of a a low flush WC, vanity wash basin with cupboards beneath and panelled bath with an electric shower attachment. There are part tiled walls, a central heating radiator and a uPVC window.

## FIRST FLOOR:

### Landing

Benefitting from eaves storage cupboards, and access to two bedrooms.



## Bedroom

11'1" x 10'10" (3.38m x 3.30m)

A good sized double bedroom which is fitted with a central heating radiator, wardrobes providing hanging and shelving space, together with a uPVC window.

## Bedroom

7'3" x 6'4" (2.21m x 1.93m)

Fitted with a central heating radiator, uPVC window and access to the eaves.

## OUTSIDE:

There are garden areas to the front, side and rear. Predominantly laid to lawn, the gardens also provide a seating area, flowerbed borders, pathways and mature hedgerow.

## 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:

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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