12 South Street, Paddock, Huddersfield, HD1 4UG

£110,000

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Offered to the market with vacant possession and no upper chain, is this 2 bedroom mid terraced property. Located in the popular residential area of Paddock, the property requires a full programme of modernisation throughout. Forming an ideal purchase for the first time buyer, investor or those looking for a renovation project. The accommodation briefly comprises:- living room, kitchen, lower ground floor cellar, first floor landing, 2 bedrooms, bathroom and second floor attic room which offers versatile space.

Ideally situated for access to local amenities, well regarded schools and commuter links.

The property is well placed for access to Huddersfield town centre and surrounding areas.

An early viewing is recommended to appreciate the potential on offer.

GROUND FLOOR:

Enter the property via an external door into:-

Entrance Vestibule

A door provides access into the entrance hall.

Entrance Hall

With an electric wall mounted heater, access to the kitchen and dining room, together with a staircase providing access to the first floor.

Kitchen

12'0" max x 12'0" (3.66m max x 3.66m)

Having a range of wall, drawer and base units, laminate work surfaces, tiled splashbacks and a stainless steel sink with side drainer. There is a gas fire and window to the front elevation.

Lounge

14'0" x 12'8" (4.27m x 3.86m)

With a gas fire and uPVC double glazed window to the rear elevation. A door provides access to rear entrance.

Rear Entrance

With an external door leading out to the rear garden and steps providing access to the cellar.

LOWER GROUND FLOOR:

Cellar

FIRST FLOOR:

Landing

With a uPVC double glazed window to the rear elevation, steps leading up to the attic, a useful storage cupboard, and an electric wall mounted heater/fan.

Bedroom

9'11" max x 14'0" inc wardrobes (3.02m max x 4.27m inc wardrobes)

With a window to the rear elevation and built-in wardrobes.

Bedroom

11'11" x 10'1" max inc wardrobes (3.63m x 3.07m max inc wardrobes)

With useful built-in wardrobes and a window to the front elevation.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There is also a window to the front elevation.

SECOND FLOOR:

Attic Room

15'10" x 13'2" (4.83m x 4.01m)

With a Velux window to the rear elevation and further storage space.

OUTSIDE:

To the rear of the property there is a garden with part wall and shrub boundaries, together with a fence which leads out to the shared access path.

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 29th of September 1887,

with the original yearly rent being £11 per annum - however the solicitors will write to the freeholder to check if this amount is still correct.

COUNCIL TAX BAND:

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MORTGAGES:

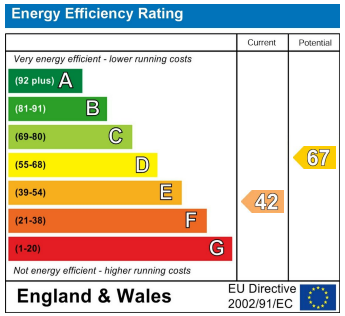
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.

VIEWINGS:

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



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

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