



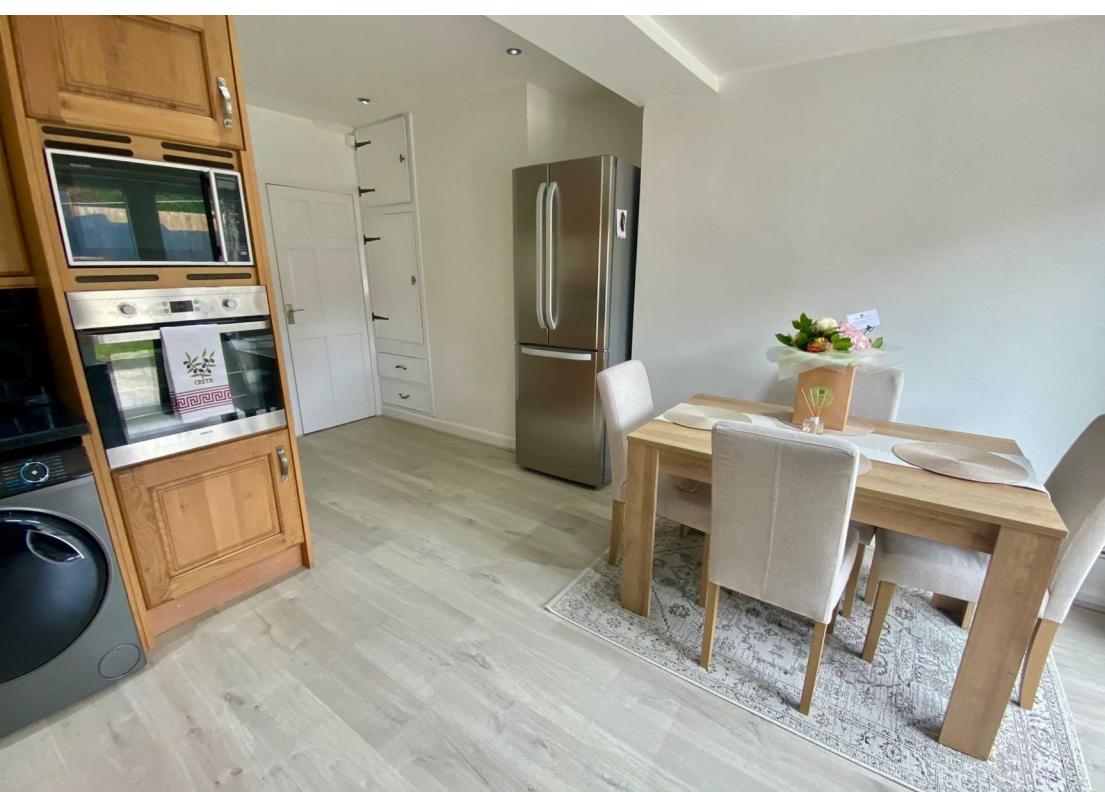
90 Botham Hall Road, Huddersfield, HD3 4RH  
£215,000

**bramleys**

This well maintained 3 bedroom semi detached property offers surprisingly spacious accommodation. Being originally built as a 2 bed and having a two storey extension to the rear. Having uPVC double glazing, modern central heating boiler, stylish decor and layout comprising: entrance hall, lounge with large bay window, fitted dining kitchen with French doors to the garden, 3 bedrooms and three piece bathroom. Outside there are low maintenance gardens to front and rear and a block paved driveway provides off road parking. Convenient for amenities within Longwood and Milnsbridge. An ideal purchase for a first time buyer/young family who require a property they can move straight into.

Energy Rating: D





## GROUND FLOOR:

### Entrance Hall

Having an entrance door at the side of the house with window to the side. The hallway has a staircase rising to the first floor and a central heating radiator.

### Lounge

13'4" x 13'2" (3.96m'1.22m x 3.96m'0.61m)

A well-proportioned reception room with a large bay window to the front and a modern living flame pebble effect gas fire set into the chimney breast with a decorative hearth below. Also having wall light points and a central heating radiator.

### Dining Kitchen

16'8" x 12'1" (4.88m'2.44m x 3.66m'0.30m)

The extended dining kitchen is fitted with a range of wall, drawer and base units with work surfaces incorporating a sink with mixer tap and matching splashbacks. You will also find a



modern central heating boiler housed within one of the cupboards, plumbing for a washing machine, 4-ring gas hob with extractor hood over, electric oven/grill, and housing for a microwave. There is a uPVC double glazed window and French doors leading out to the rear garden, fixed granite breakfast bar, original storage cupboards and drawers to one side of the chimney breast, under stairs store cupboard, and laminate flooring. The kitchen has space for a tall fridge freezer.

## FIRST FLOOR:

### Landing

The landing has access to the loft via a hatch.

### Bedroom 1

13'8" x 13'6" max into bay (3.96m'2.44m x 3.96m'1.83m max into bay)

This large double bedroom has a uPVC double glazed bay window to the front and a central heating radiator.



## Bedroom 2

9'3" x 9'0" max (2.74m'0.91m x 2.74m'0.00m max)

With a central heating radiator and uPVC double glazed window. This room incorporates the bulk-head.

## Bedroom 3

10'6" x 5'11" (3.05m'1.83m x 1.52m'3.35m)

A single bedroom or dressing room with a central heating radiator and uPVC double glazed window to the rear.

## Bathroom

Comprising a panelled bath with shower and screen over, low flush WC and wash basin. There is a uPVC double glazed window to the rear, tiled floor, part tiled walls, inset ceiling spotlights and a ladder style radiator.

## OUTSIDE:

To the front of the property there is a raised planted bed immediately under the front bay window, together with a block paved parking area which extends right up the side of the property. To the rear there is a low maintenance patio area, decking and lawn, ideal for outside entertaining. Modern timber fencing has been fitted to the front and rear.

## 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 Manchester Road (A62) passing through the traffic lights at Longroyd Bridge, Thornton Lodge and Crosland Moor, continue along Manchester Road and bear right onto Whitely Street which in turn becomes Market Street. Bear left onto Yates Lane and at the junction with Morley Lane turn right and left onto Market Street. At the traffic lights take a left hand turning onto Scar Lane and right onto Botham Hall Road where the property can be found on the left hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

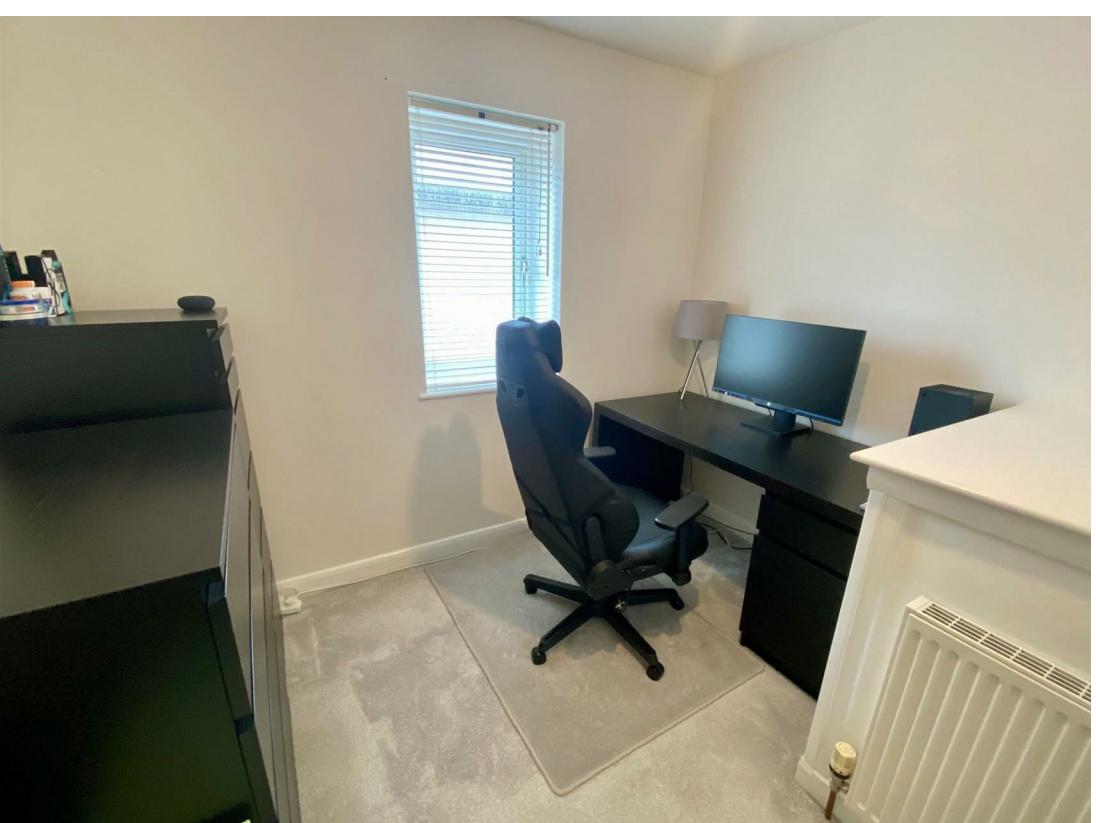
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## MORTGAGES:

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.

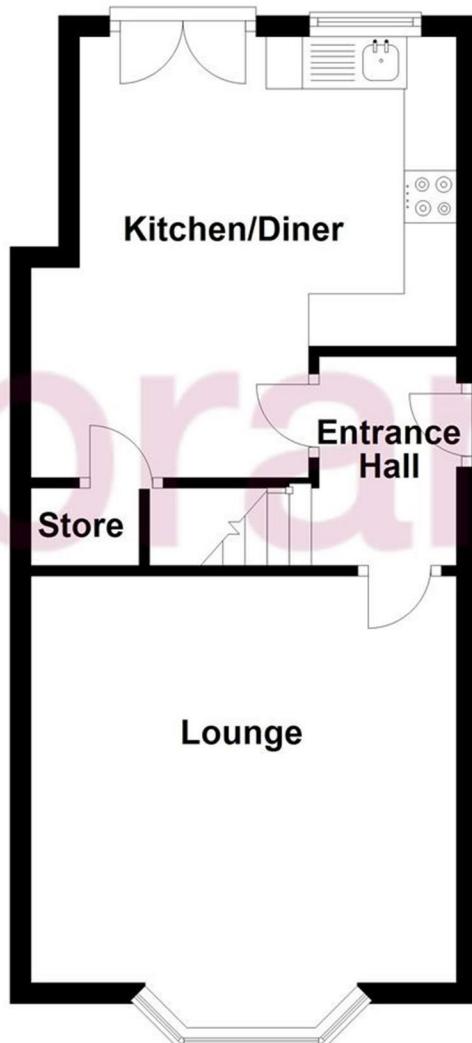
## ONLINE CONVEYANCING SERVICES:

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.

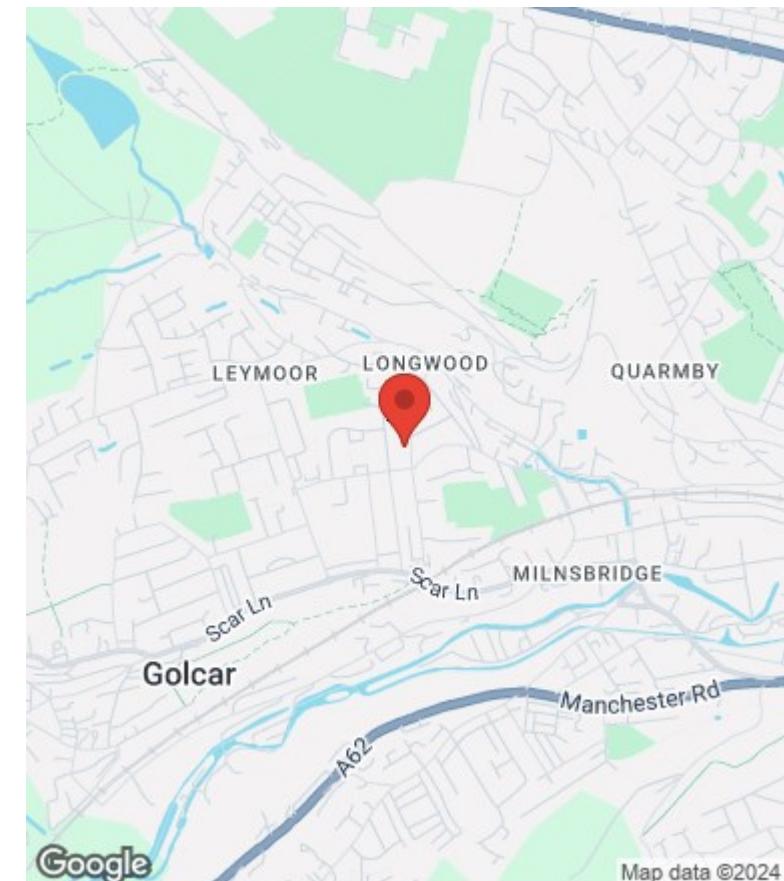
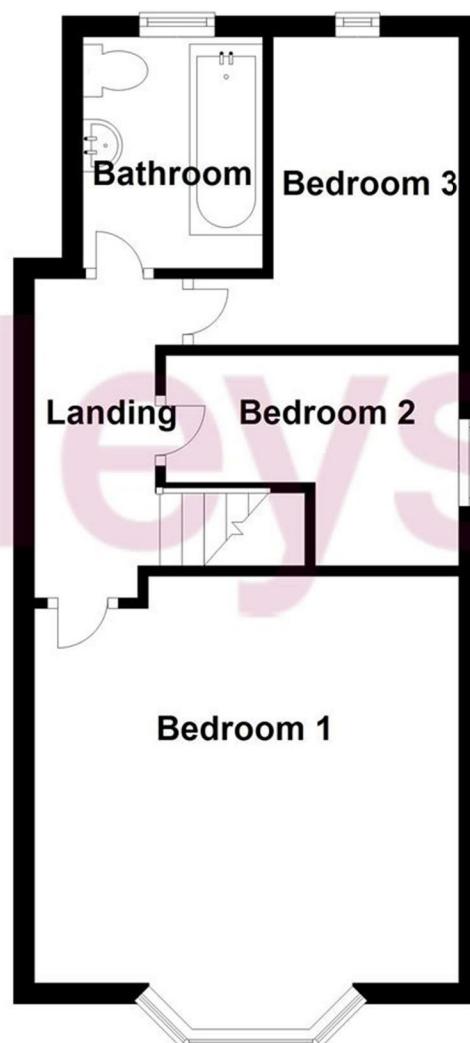




## Ground Floor



## First Floor



Map data ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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