



16 Lewisham Road, Slaithwaite, Huddersfield, HD7 5AL

£210,000

bramleys



NO UPPER CHAIN

Situated in the highly sought after village of Slaithwaite, is this 3 bedroom, mid terraced family home. Providing spacious accommodation over 2 levels, the property offers a spacious dining kitchen and lounge, together with 3 good sized bedrooms and family bathroom. Conveniently placed for access to the railway station which has links to Manchester, Huddersfield and Leeds, the property would form an ideal purchase for those looking to commute, or alternatively the young and growing family. Most daily requirements can be satisfied in the village centre with access to independent shops, bars, restaurants, supermarkets and health care centre. As well as local walks along the Slaithwaite to Huddersfield canal and Slaithwaite to Standedge Tunnel canal. Other villages are also within short driving distance including Marsden, Linthwaite and Meltham. Only by a personal inspection can one truly appreciate the size and position this superb property has to offer.

Energy Rating: C



GROUND FLOOR:

Enter the property through a solid timber external door into:-

Entrance Hall

With a sealed unit double glazed window above the entrance door and a central heating radiator. There is a built-in storage cupboard and spindlerail balustrade staircase.



Lounge

16'9" x 13'0" (5.11m x 3.96m)

A most spacious living room, having a large sealed unit double glazed window to the front, central heating radiator, feature exposed rustic brick fireplace and chimney breast with inset stone mantel.

Dining Kitchen

18'8" x 15'3" (5.69m x 4.65m)

Situated to the rear of the property, having a range of matching wall and base units with laminated working surfaces, inset stainless steel sink unit with mixer taps and side drainer, built-in gas hob with overhead extractor fan and light, together with a built-in oven and grill. There is part tiling to the walls, a central heating radiator, uPVC double glazed window and French doors with Juliet balcony to the rear. There is a built-in understairs storage cupboard which also has plumbing for an automatic washing machine.

FIRST FLOOR:

Landing

With a spindlerail balustrade and in turn gives access to:-

Bedroom 1

15'9" x 12'1" (4.80m x 3.68m)

Situated to the front of the property, having a central heating radiator and sealed unit double glazed window.



Bedroom 2

16'4" x 12'1" (4.98m x 3.68m)

Situated to the rear of the property and enjoying far reaching views. There is a uPVC double glazed window, central heating radiator and feature exposed rustic brick fireplace with stone mantel.



Bedroom 3

9'6" x 8'3" (2.90m x 2.51m)

Situated to the rear of the property with a uPVC double glazed window providing far reaching views. There is also a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower and retractable shower screen. There is a central heating radiator, uPVC double glazed window and part tiled walls.

OUTSIDE:

To the front of the property there pedestrian gated access to a small buffer garden and the front door.

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) and proceed through the traffic lights at Thornton Lodge. Continue through Milnsbridge, Cowlersley and Linthwaite. On reaching Slaithwaite, turn right down Back O Dam and continue to the mini roundabout. Proceed straight ahead into Station Road and then the first left into Lewisham Road, where the property will be found on the right hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

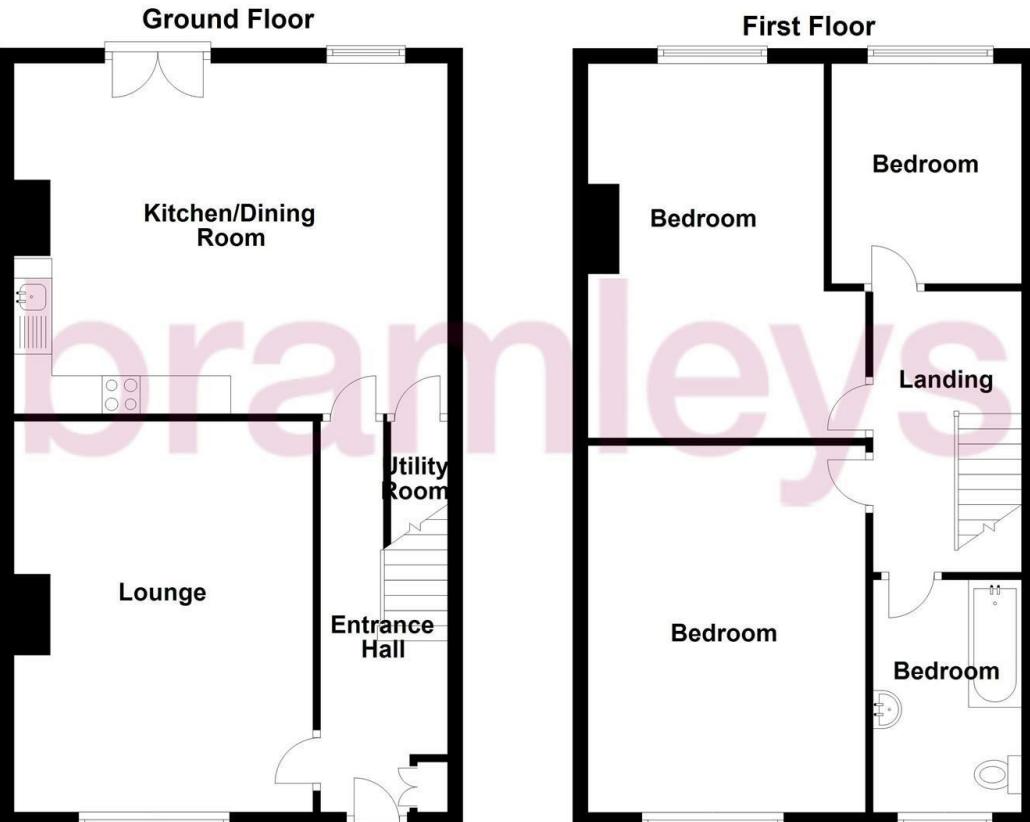
Band C

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.



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC