



28 Spa Mill Terrace, Slaithwaite, Huddersfield, HD7 5BD

£135,000

bramleys



IDEAL FOR THE FIRST TIME BUYER

Offered for sale is this stone built, 2 bedroom, mid terraced property. Situated in the highly sought after village of Slaithwaite, the property provides an ideal purchase for the first time buyer or investor buyer alike.

Conveniently positioned for access to all the amenities within Slaithwaite village centre including bars, cafes, boutique shops and supermarket. The property is also within walking distance of Slaithwaite Leisure centre and also Slaithwaite railway station which provides access to Manchester, Huddersfield and Leeds. With accommodation briefly comprising: entrance hall, lounge, lower ground floor kitchen, first floor landing, bedroom, bathroom and second floor bedroom.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC external door with sealed unit double glazed panels gives access to the entrance hall.

Entrance Hall

Fitted with a central heating radiator and wood effect laminate flooring.

Lounge

14'4" x 13'8" max (4.37m x 4.17m max)

With a recessed fireplace set on to a stone hearth and heavy stone lintel above. There is a central heating radiator, uPVC double glazed window and a staircase which descends to the lower ground floor kitchen.

LOWER GROUND FLOOR:

Kitchen

15'9" x 13'2" (4.80m x 4.01m)

Being fitted with a range of matching modern wall and base units with laminated working surfaces and upstands, concealed lighting to the wall units, inset stainless steel sink with side drainer and mixer taps, plumbing for a washing machine, 4 ring gas hob with overhead extractor fan and light, built-in oven and grill, integral fridge and wood effect laminate flooring. There is also a built-in understairs storage cupboard and central heating radiator.

FIRST FLOOR:

Landing

Bedroom 1

9'9" x 10'4" (2.97m x 3.15m)

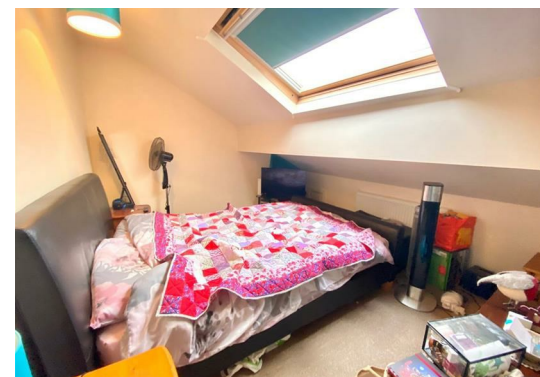
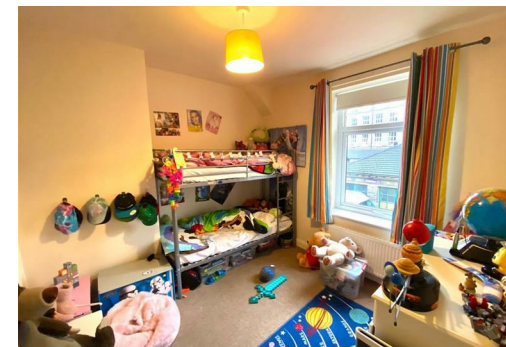
With a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, vanity wash basin with cupboards beneath, panelled bath with overhead shower and shower screen, full tiling to the shower area and a ladder style radiator.

Study Area/Landing

With a central heating radiator and uPVC double glazed window. A staircase rises to the second floor.



SECOND FLOOR:

Bedroom 2

14'10" x 10'1" (4.52m x 3.07m)

With a central heating radiator and Velux 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.

DIRECTIONS:

Leave Huddersfield via Manchester Road (A62) continuing to the traffic lights at Longroyd Bridge. Pass through Thornton Lodge under the viaduct to the traffic lights continuing along Manchester Road passing through Cowlersley, Linthwaite and on approaching Linthwaite take the right hand turning onto Back O' Dam and continue along this road which in turn becomes Britannia Road. At the roundabout take the third exit onto Carr Lane and after a short distance take the right hand turning onto New Street. Spa Mill Terrace can be found located on the left hand side shortly after passing Slaithwaite Leisure centre.

TENURE:

Freehold

COUNCIL TAX BAND:

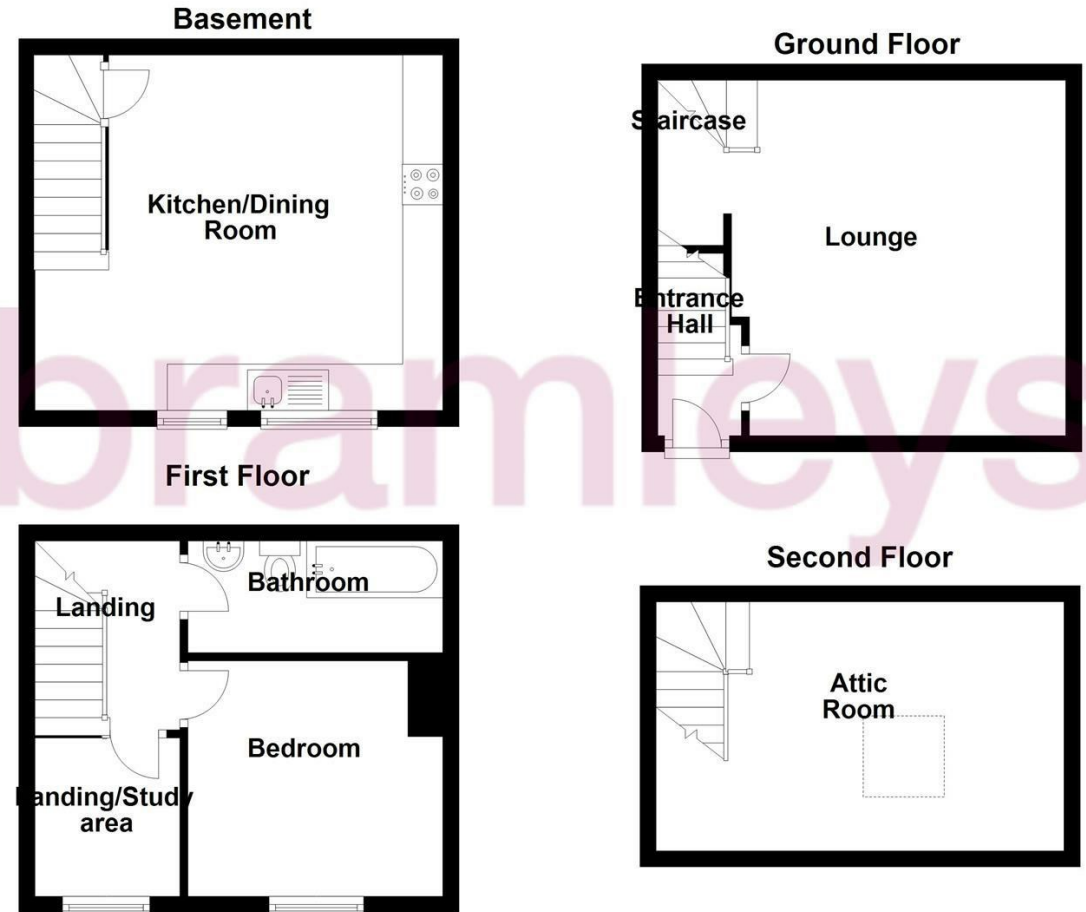
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MORTGAGES:

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.



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			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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