



16 Daisy Royd, Newsome, Huddersfield, HD4 6RA  
£220,000

**bramleys**



This 3 bedoomed, semi-detached property is situated on a cul-de-sac in the popular area of Newsome. The property has uPVC double glazing, spacious gardens to the front and rear, a detached single garage and a useful subfloor storage/workshop area. The property requires some modernisation and improvement works and this has been reflected within the asking price. The property would make an ideal purchase for those downsizing from a larger property or those with a young and growing family.

Energy Rating: TBA



## GROUND FLOOR:

Enter the property via a uPVC double glazed side entrance door into:-

### Kitchen

8'10" x 8'10" (2.69m x 2.69m)

Fitted with a range of matching floor and wall units with laminated working surfaces, an inset 1.5 bowl Asterite sink unit with mixer taps and side drainer, plumbing for a washing machine and dishwasher, built-in 4 ring electric hob with overhead extractor fan and light and split level oven and grill. An archway leads through to the dining room.

### Dining Room

10'6" x 8'10" (including staircase) (3.20m x 2.69m (including staircase))

There is a central heating radiator and uPVC double glazed window. A timber and glazed access door leads through to the inner hallway.

### Inner Hallway

Having a built-in under stair store cupboard.

### Cloakroom/WC

Comprising of a low flush toilet and uPVC double glazed window.

### Lounge

18'1" x 12'1" (5.51m x 3.68m)

Situated to the front of the property and fitted with 3 wall light points, a central heating radiator and uPVC double glazed window.

### Bedroom 2

10'0" x 12'1" (3.05m x 3.68m)

Situated to the rear of the property, fitted with 2 built-in wardrobes with central drawer units, a pedestal wash basin with tiled splashback and central heating radiator.

### Bedroom 3

9'11" x 9'0" (3.02m x 2.74m)

Peacefully situated to the rear of the property and fitted with a uPVC double glazed window, central heating radiator and built-in cloaks cupboard.

## FIRST FLOOR:

### Landing

### Master Bedroom

18'0" max x 12'1" max (including walk-in store cup (5.49m max x 3.68m max (including walk-in store cup))

Fitted with a uPVC double glazed window to the front elevation and a central heating radiator.



## Shower Room

Furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and double width shower cubicle. There is also a central heating radiator and an access door leading to the walk-in linen cupboard.

## OUTSIDE:

There are lawned gardens with flowerbed borders, spacious tiered lawned gardens with greenhouse, mature trees and bushes, a full width flagged patio and an access door leading to the subfloor walk-in storage area. There is also outside security lighting, a water tap and a concrete side driveway leading to the detached garage which has an up and over door and power/light points

## 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 Queensgate (A62) and turn left into Queen Street South. Proceed to the bottom and follow the one way system into Firth Street, keep in the right hand lane turning into Kings Bridge Road. At the traffic lights proceed straight ahead into Newsome Road. Continue up Newsome Road to the cross roads in the centre of Newsome, turn left into Jackroyd Lane, the first right hand turning into Daisy Royd and the subject property can be identified by a Bramleys for sale board.

## TENURE:

Leasehold - Term: 999 years from 29/09/1960 / Rent: £8

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

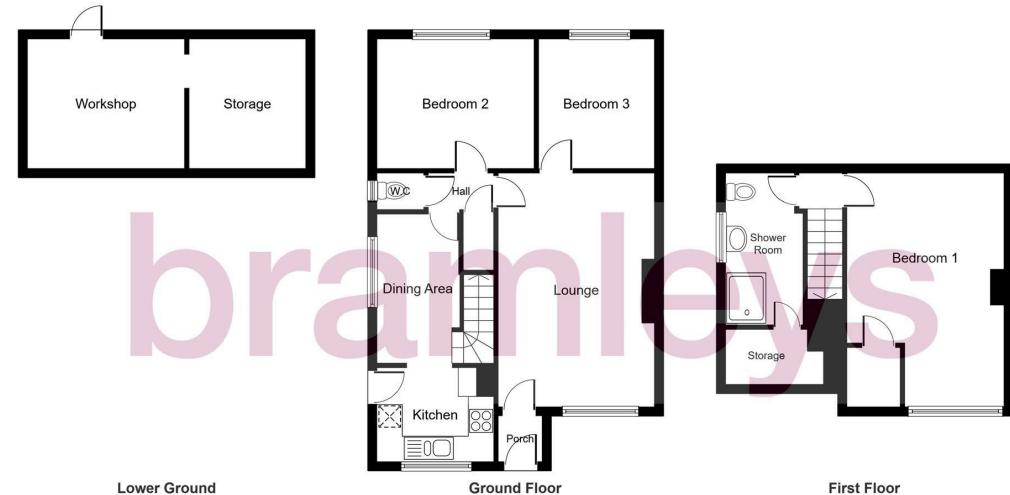
Band C

## 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.



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## 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