28 Union Street, Huddersfield, HD3 3EN

£155,000

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NO UPPER CHAIN

This 2 bedroom, stone built terraced property is situated in the popular village of Lindley. Located approximately 2 miles from Huddersfield town centre, equidistant to J.23 & J.24 of the M62 and within walking distance of Huddersfield Royal Infirmary.

With a wealth of shops, cafes and bistros within the area, the property is handily located for all amenities.

Appealing to the first time buyer or investor alike, an early internal viewing is highly recommended to appreciate the size, location and quality of this terraced home.

GROUND FLOOR:

Enter the property through a double glazed external door into:-

Entrance Vestibule

With a central heating radiator and a timber and glazed access door which leads through to:-

Lounge

15'3" x 13'0" (4.65m x 3.96m)

Fitted with a gas and coal effect living flame gas fire which is set onto a marble hearth and backdrop, with fire surround and mantel. There are 2 wall light points, a uPVC double glazed window, central heating radiator and ceiling coving.

Inner Hallway

With a door accessing the kitchen and staircase descending to the lower ground floor.

Kitchen

14'11" x 6'4" (4.55m x 1.93m)

Situated to the rear of the property, having a range of matching modern wall and base units, laminated work surfaces and part tiled walls. There are a range of integrated appliances including 4 ring gas hob, overhead extractor fan and light, built-in oven and grill, integral dishwasher, fridge and plumbing for a washing machine. The kitchen also has wood effect laminate flooring, a central heating radiator, breakfast bar and a uPVC double glazed stable style rear access door.

LOWER GROUND FLOOR:

Cellar

With power and light points, this area provides useful additional storage and houses the central heating boiler (installed Nov 2025)

FIRST FLOOR:

Landing

Bedroom 1

15'2" x 10'1" (4.62m x 3.07m)

Situated at the front of the property, having a central heating radiator, uPVC double glazed window and built-in 4 door wardrobes.

Bedroom 2

15'0" x 6'6" (4.57m x 1.98m)

Situated to the rear of the property, having a uPVC double glazed window and central heating radiator.

Shower Room

Furnished with a 3 piece white suite comprising of a concealed flush WC, vanity wash bowl and corner shower cubicle. There is part tiling to the walls, full tiling to the shower area, laminate flooring, ladder style central heating radiator and a uPVC double glazed window.

OUTSIDE:

The property has gardens to both 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.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

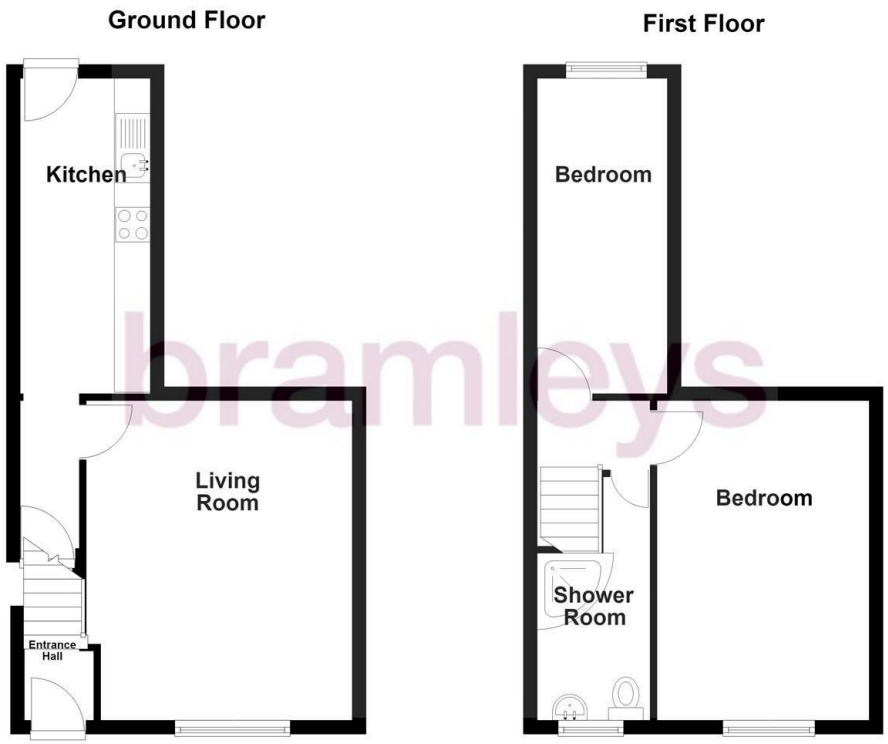
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

VIEWINGS:

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



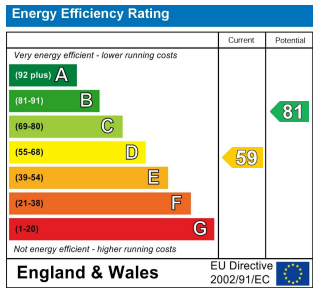
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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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