23 Mount Avenue, Huddersfield, HD3 3XS

£250,000

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A fantastic opportunity to purchase this three-bedroom semi-detached property, situated in the desirable area of Mount.

The property occupies a generous plot and offers excellent potential for those looking to modernise and put their own stamp on a home. The accommodation benefits from two reception rooms, three bedrooms and useful storage throughout.

Externally, the property is complemented by a driveway providing ample off-street parking, together with a detached garage. The generous plot offers further potential, subject to any necessary planning permissions.

Conveniently located for access to local schools, amenities and the M62 motorway network, making this an ideal location for both families and commuters.

The property is offered with vacant possession and no upper chain, making it an appealing opportunity for a variety of buyers.

GROUND FLOOR

Entrance Hall

Access via a door into the entrance hall, where there is a central heating radiator, a uPVC double glazed window to the side elevation, a useful understairs storage cupboard and stairs leading up to the first floor.

Living Room

The focal point of the room is the coal effect electric fireplace with decorative mantel and surround. There is a central heating radiator and a uPVC double glazed window to the front elevation.

Kitchen

Having a range of wall, drawer and base units, with laminate work surfaces over. There is a stainless steel sink and drainer unit with tiling to the splashbacks, a central heating radiator and a uPVC double glazed window to the rear elevation. There is a useful storage cupboard with a window to the side elevation and a door providing access to the side entrance.

Side Entrance

A door provides access into the side entrance hall where there is a useful storage cupboard which houses the boiler.

Lounge/Dining Room

Having a gas fireplace with stone surround, two central heating radiators and a uPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

Having a window to the front elevation, a central heating radiator and access to the loft via a loft hatch.

Bedroom

Having useful built in wardrobes, a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom

Having useful built in wardrobes, a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom

Having a useful built in wardrobe, a central heating radiator and a uPVC double glazed window to the side elevation.

Bathroom

A three piece suite comprising a low flush w.c, wash hand basin with a vanity unit under and a panelled bath with showerhead attachment. There is tiling to the splashbacks a central heating radiator and a uPVC double glazed obscure window to the rear elevation.

Detached Garage

Having windows to the front and rear.

OUTSIDE

To the front of the property is a flagged driveway extending to the side of the property and providing access to the car port, offering ample off-street parking. There is also a low-maintenance front garden, with access to the detached garage.

To the rear, the property benefits from a sizeable garden enclosed by a combination of wall and hedge boundaries. The garden also features a hardstanding area, providing space for a shed and greenhouse.

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.

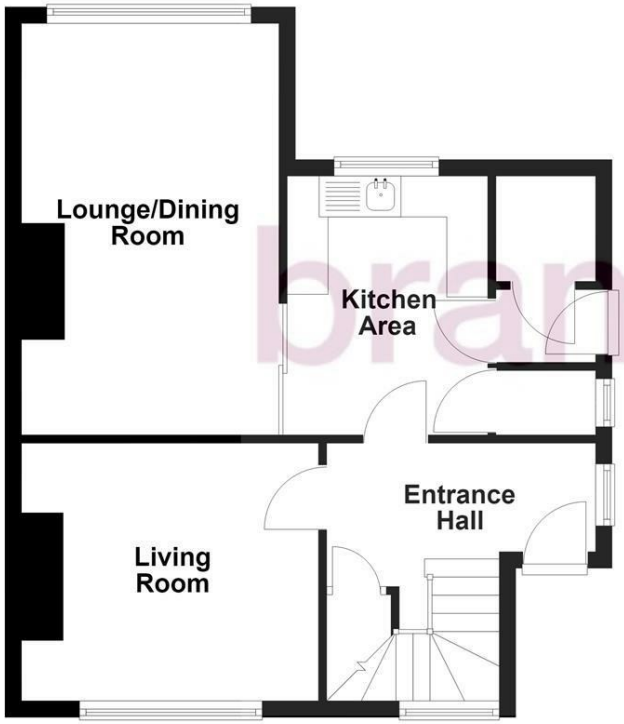
ONLINE CONVEYANCING SERVICES:

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.

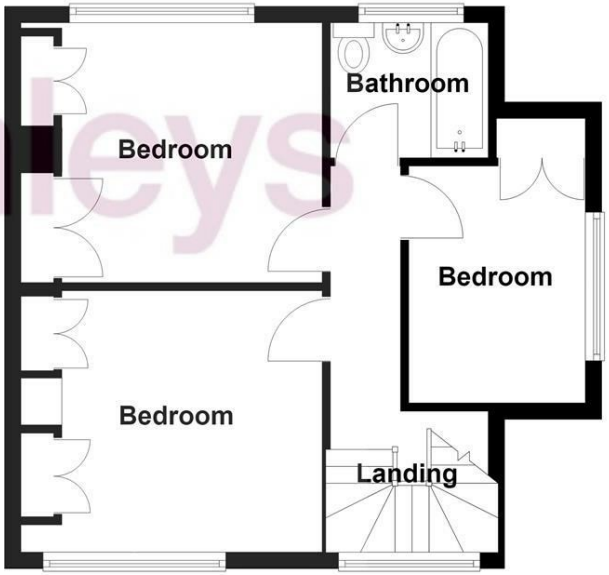
VIEWINGS:

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

Ground Floor



First Floor



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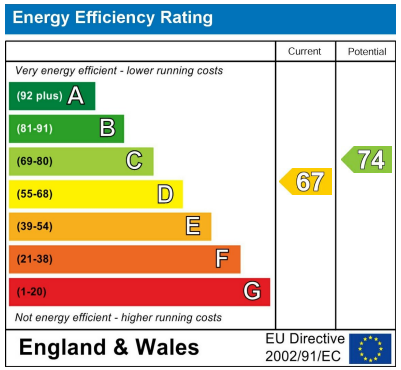
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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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