



25 Southlands, Kirkheaton, Huddersfield, HD5 0JU
Offers Over £200,000

bramleys



Occupying a pleasant position on this sought after cul-de-sac, is this 3 bedroom chalet style, semi-detached residence. Requiring modernisation throughout, the property offers approximately 1,200 sqft of living accommodation and subject to local building regulations and planning permissions, could be modified by way of a double dormer. Featuring 2 separate reception rooms and kitchen, together with gas fired central heating and uPVC double glazing, the property forms an ideal purchase for those with a growing family who are looking for a property to put their own stamp on, in order to make it their own. Enjoying views over adjoining fields to the rear, together with views of Castle Hill and beyond, this property requires an early internal viewing to appreciate the size, position and further potential this property has to offer. With accommodation comprising:- entrance hall, lounge, kitchen, dining room, bedroom, bathroom and separate WC. To the first floor there are 2 bedrooms and store room.

Energy Rating: D



GROUND FLOOR:

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

Entrance Hall

Fitted with a central heating radiator, useful storage cupboard and stairs elevating to the first floor incorporating a useful understairs storage cupboard.

Kitchen

10'3" x 10'8" (3.12m x 3.25m)

Comprising a range of wall, drawer and base units with laminated work surfaces, an inset 1.5 bowl stainless steel sink, integral electric single oven, 4 ring gas hob, overhead extractor hood and plumbing for a washing machine. There is a uPVC double glazed window to the side, external door and central heating radiator.

Lounge

14'0" / 12'3" x 13'7" max (4.27m / 3.73m x 4.14m max)

A spacious reception room which is fitted with sliding doors leading through to the dining room. There is a uPVC double glazed window to the rear elevation and a central heating radiator.

Dining Room

11'11" x 9'1" (3.63m x 2.77m)

With a uPVC double glazed window to the rear elevation and central heating radiator.

Bedroom

9'3" x 13'9" (2.82m x 4.19m)

Located on the ground floor, having a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

Furnished with a pedestal wash basin, panelled bath and a uPVC double glazed window.

WC

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

FIRST FLOOR:

Landing

Fitted with a storage cupboard and giving access to all first floor accommodation.

Bedroom

13'7" x 10'0" (4.14m x 3.05m)

With a uPVC double glazed window to the side elevation and central heating radiator.

Bedroom

11'11" x 13'7" (3.63m x 4.14m)

With a uPVC double glazed window to the side elevation, central heating radiator and built-in wardrobes.

Store Room

8'8" x 9'3" (2.64m x 2.82m)

This room is currently undeveloped, however offers further potential (subject to local planning consents).



OUTSIDE:

To the front of the property there is a lawned garden with driveway stretching down the side of the property to the rear. To the rear there is a lawned garden area with mature shrub borders which backs on to adjoining fields.

Garage

A single detached garage with double timber doors.

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 Wakefield Road (A629), passing through the traffic lights at Aspley. At the traffic lights with Moldgreen take a left hand turning onto Broad Lane, which then becomes Long Lane and then Crossley Lane. At the mini roundabout with School Lane take a left hand turning into School Lane which then become St Mary's Lane and then Shop Lane. Turn left turning into Bankfield Lane and then immediately right into New Road. Take the first left into New Avenue, which then becomes Southlands where the property can be found on the left hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

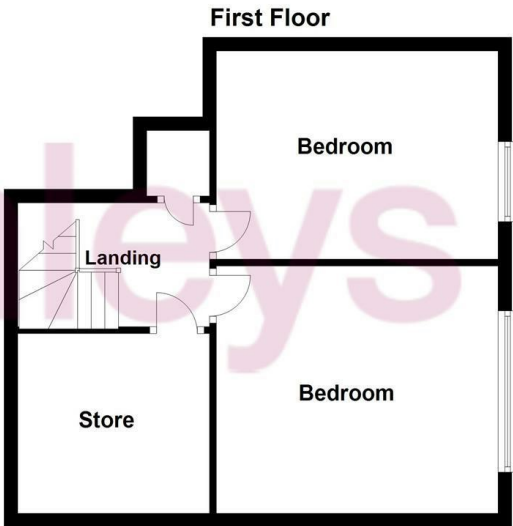
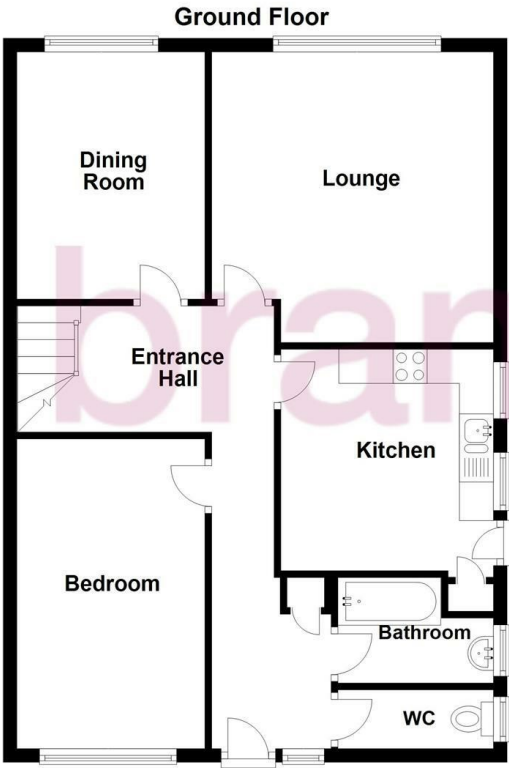
Band C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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