



89 North Street, Lockwood, Huddersfield, HD1 3SL

£90,000

bramleys





NO UPPER CHAIN

Located in the popular area of Lockwood, this 2 bedroom end-terraced property offers an exciting opportunity for those looking for a project. Conveniently positioned for access to a range of local amenities, well regarded schools and excellent commuter links to Huddersfield town centre.

The property is in need of modernisation throughout, but offers excellent potential to create a lovely home tailored to the new owner's requirements. Externally, the property benefits from a driveway providing useful off-street parking.

A particularly appealing feature is the useful attic space, which offers potential for conversion or extension, subject to the necessary planning permissions and building regulations. With its end-terrace position and scope for improvement, this property is well worth considering for buyers looking to add value and put their own stamp on a home.



GROUND FLOOR

Enter the property via an external door into:-

Entrance Hall

Fitted with a central heating radiator and stairs leading to the first floor landing.

Living Room

12'5" x 11'8" (3.78m x 3.56m)

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

Kitchen

7'5" x 6'7" (2.26m x 2.01m)

Fitted with a range of wall, drawer and base units, laminate work surfaces, a stainless steel sink and drainer unit and tiled splashbacks. There is also a central heating radiator, a uPVC double-glazed window overlooking the rear elevation and a useful understairs storage cupboard currently housing the fridge freezer. An external door provides access to the side of the property.

FIRST FLOOR

Landing

There is a uPVC double glazed window to the side elevation.

Bedroom

11'0" x 12'1" (3.35m x 3.68m)

A spacious double bedroom with built-in wardrobes and sliding mirrored doors, 2 central heating radiators and a uPVC double glazed window to the front elevation.

Bedroom

9'1" x 8'7" (2.77m x 2.62m)

Another double bedroom, having a central heating radiator and a uPVC double glazed window to the rear elevation. There is also access to the loft space provided by stepladders.

Bathroom

Furnished with a 3 piece suite comprising low flush WC, wash hand basin and panelled bath with showerhead attachment. There are tiled splashbacks, a heated towel rail and a uPVC double glazed obscure window to the rear elevation.

Loft

A useful room, which is fitted with a Velux window to the rear elevation.

OUTSIDE

To the front of the property, there is a low-maintenance garden with a pathway leading to the front door and continuing down the side of the property to the rear garden. To the side, there is a useful store room which houses the boiler and provides additional storage. To the rear, the property benefits from a flagged patio area and a paved driveway providing convenient off-street parking.

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:

A

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:

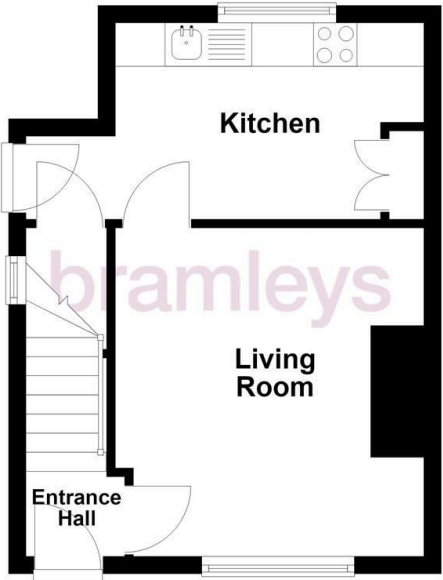
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

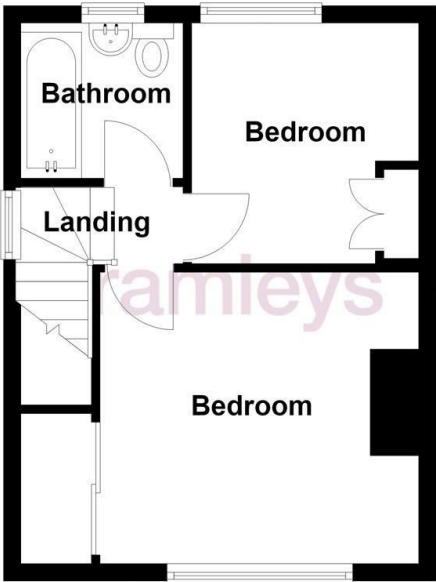
Please call our office to book a viewing on 01484 530361.



Ground Floor



First Floor



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

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	65	75
		EU Directive 2002/91/EC

Huddersfield | Halifax | Elland | Mirfield

