



26 Pickford Street, Huddersfield,

HD3 4LG

Asking Price

£110,000

Offered to the market with the benefit of no upper vendor chain and immediate vacant possession, is this 3 bedroom mid terraced property. Having undergone a programme of modernisation to include a newly fitted kitchen and bathroom, the property offers ready to move into accommodation, ideally suiting the first time buyer or buy-to-let investor. Fitted with uPVC double glazing and gas central heating, the property is situated in the convenient location of Milnsbridge which is accessible for Huddersfield town centre and a range of local amenities. With accommodation briefly comprising:- entrance hall, lounge, kitchen, 3 bedrooms and bathroom. Energy Rating: D

GROUND FLOOR:

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

Entrance Hall

With a staircase rising to the first floor.

Lounge

14'4" max x 14'11" (4.37m max x 4.55m)

The main focal point of the room is the fireplace which is set into a complementary surround and hearth. There is a uPVC double glazed window to the front elevation and a central heating radiator.

Kitchen

14'9" x 7'5" (4.50m x 2.26m)

Being fitted with a range of wall, drawer and base units with granite work surfaces, tiled splashbacks and an inset stainless steel sink with drainer and monobloc mixer tap. There is an electric oven, 4 ring electric hob and overhead extractor. There is a uPVC double glazed window, central heating radiator and external door which gives access to the rear.

FIRST FLOOR:

Landing

Bedroom 1

15'1" x 10'11" max (4.60m x 3.33m max)

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



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Bedroom 2

8'10" x 7'6" (2.69m x 2.29m)

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

Bedroom 3

6'11" x 8'10" (2.11m x 2.69m)

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

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, vanity sink unit incorporating underlying cupboard storage and a panelled bath. There are tiled splashbacks and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the rear there is a shared yard area.

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 A62 Manchester Road passing through the traffic lights at Thornton Lodge. Continue along the main road passing through the traffic lights at Crosland Moor and then take the right hand fork into Whiteley Street. Follow this down towards the centre of Milnsbridge, taking the left hand turning into Yates Lane, left again into Morley Lane. Climb up the hill and Pickford Street will be found on the left hand side. The property will be identified by the Bramleys for sale board.

TENURE:

Leasehold

COUNCIL TAX BAND:

Band A

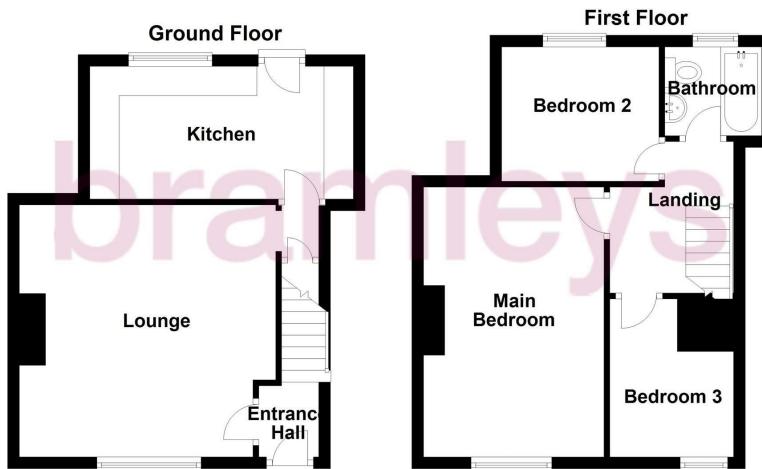
MORTGAGES:

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.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 84 |
| (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 | | 56 | |
| 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