



14 Ashfield Street, Fartown, Huddersfield, HD2 1AD

£105,000

bramleys

This recently refurbished 2 bedroom, through terrace has undergone works including re-plastering of walls and ceilings, installation of a new bathroom suite, re-decoration throughout, and new carpets/flooring.

Offering accommodation ready to move straight into, which would make an ideal purchase for a first time buyer or buy-to-let landlord. Having uPVC double glazing, gas fired central heating and accommodation comprising: lounge, kitchen, lower ground floor cellar, first floor landing, 2 bedrooms and bathroom. Externally there is a gravelled garden to rear. Conveniently located for amenities, schools and public transport with Huddersfield town centre just over 1.5 miles away.

NO VENDOR CHAIN & VACANT POSSESSION



GROUND FLOOR:

Lounge

14'8" x 12'5" (4.47m x 3.78m)

This light and airy reception room has a uPVC entrance door, a uPVC double glazed window to the front elevation, built-in storage cupboard and two central heating radiators.

Kitchen

9'4" x 9'2" (2.84m x 2.79m)

The kitchen has a range of wall and base units with newly fitted work surfaces. Integrated appliances include a new gas hob and oven and there is space and plumbing for a washing machine. The kitchen houses the central heating boiler, has a uPVC double glazed window and a rear door leads out onto the garden.

LOWER GROUND FLOOR:

Cellar

14'7" max x 12'7" max (4.45m max x 3.84m max)

This spacious cellar provides useful storage and houses the electric and gas meters.

FIRST FLOOR:

Landing

Having a uPVC double glazed window and a useful fitted storage cupboard, which provides shelving space.

Bedroom 1

12'5" x 9'5" (3.78m x 2.87m)

A good sized double bedroom, which is situated to the front and has a central heating radiator and two uPVC double glazed windows.

Bedroom 2

8'9" x 7'0" (2.67m x 2.13m)

Situated to the rear, having a central heating radiator, access to the loft via a ceiling hatch and a uPVC double glazed window.



Bathroom

This newly fitted bathroom comprises of a low flush WC, pedestal wash hand basin, bath with mixer tap, shower attachment over and screen. There is an extractor fan and chrome towel radiator.

OUTSIDE:

The fully enclosed rear garden is gravelled and low maintenance. On street parking is available directly in front of the property.

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 Bradford Road A641 passing through the traffic lights at Hill House. At the second set of lights at Fartown Bar turn right onto Fartown Green Road and then left into Ashfield Street where the property can be found on the right hand side.

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.

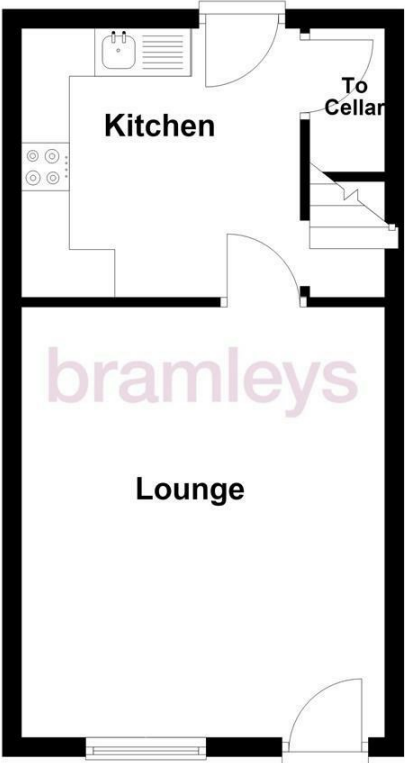
VIEWINGS:

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

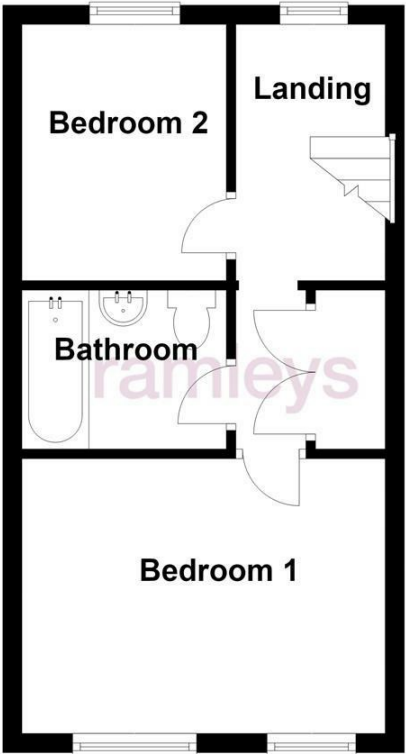




Ground Floor



First Floor



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(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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