



3 Dudley Avenue, Marsh, Huddersfield, HD1 4NB

£165,000

bramleys



This delightful period through terraced property presents an excellent opportunity for first time buyers, young families, and buy-to-let investors alike. Offered for sale with no vendor chain and vacant possession, this property is ready for you to make it your own.

Upon entering, you will find two inviting reception rooms and a separate kitchen housed within the rear single storey extension. The first floor provides 2 good sized bedrooms, alongside a 3 piece bathroom, ensuring convenience for modern family living. Ascend to the second floor, where a spacious attic room awaits, offering versatility for use as an occasional bedroom, home office, or playroom.

The property features uPVC double glazing, gas-fired central heating and provides garden areas to both the front and rear.

Conveniently positioned for access to a range of local amenities within Marsh, well regarded schooling, transport links, the M62 motorway network and Greenhead Park. The property forms an ideal purchase for those with a young family, or require commuter links to nearby towns and cities.

An internal viewing is strongly encouraged to appreciate the potential on offer.



GROUND FLOOR:

Lounge

14'4" x 14'4" (4.37m x 4.37m)

A glazed uPVC entrance door gives access to the lounge which is newly carpeted and has a fireplace surround with electric fire, a central heating radiator and a uPVC double glazed window.

Dining Room

11'6" x 10'0" (3.51m x 3.05m)

This second reception room, has a central heating radiator, under-stair storage cupboard and a uPVC double glazed window to the rear.

Kitchen

7'7" x 6'7" (2.31m x 2.01m)

Fitted with a range of wall and base units with working surfaces over, tiled splash back and inset sink unit. There is an electric cooking point, space and plumbing for a washing machine, a Velux window, uPVC double glazed window and external door.

FIRST FLOOR:

Landing

The landing houses the central heating boiler and has a uPVC double glazed window.

Bedroom 1

14'4" x 12'0" (4.37m x 3.66m)

This spacious double room, has two uPVC double glazed windows, a fitted cupboard and a central heating radiator.

Bedroom 2

8'10" x 7'0" (2.69m x 2.13m)

This single room has a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a bath with shower attachment over, low flush WC and pedestal wash hand basin. Also having newly laid vinyl flooring and a central heating radiator.

SECOND FLOOR:

Attic Room

15'7" x 11'5" (4.75m x 3.48m)

This spacious room has built-in storage, a Velux window and a central heating radiator.



OUTSIDE:

To the front, there is a gated low maintenance gravelled garden and yard to rear with garden store and bin storage.

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 Trinity Street and at the Gledholt roundabout take the first exit onto Gledholt Road. Proceed along to the mini roundabout take the 3rd exit onto Heaton Road. Continue along Heaton Road and take a right onto Lawrence Road. Turn left onto Dudley Road and then right onto Dudley Avenue.

TENURE:

Leasehold - Term: 999 years from 01/01/1912
Ground Rent: £1. 2s. 6d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

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.







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		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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