



67 Barcroft Road, Newsome, Huddersfield, HD4 6LB
Offers Over £110,000

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Offered to the market with the benefit of no upper chain and immediate vacant possession, is this 3 bedroom stone built, double fronted, back to back property. Featuring living accommodation arranged over 3 levels, with a separate kitchen area, together with a modern shower room, the property is situated in the popular residential area of Newsome which is ideal for access to Huddersfield and a wide range of local amenities. Being mostly suited to the first time buyer or buy-to-let property investor, the property requires an early internal inspection. With accommodation comprising:- entrance hall, lounge, kitchen, lower ground floor cellar, first floor landing, 2 bedrooms, bathroom and second floor attic bedroom.

Energy Rating: E



GROUND FLOOR:

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

Entrance Hall

Having a central heating radiator and stairs elevating to the first floor.

Lounge

14'6" x 14'11" (4.42m x 4.55m)

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



Kitchen

14'11" x 5'11" (4.55m x 1.80m)

Fitted with a range of drawer and base units with granite effect roll top work surfaces, tiled splashbacks and an inset stainless steel sink with drainer. There is a uPVC double glazed window to the front elevation, central heating radiator and plumbing for a washing machine. A door gives access to the cellar.

LOWER GROUND FLOOR:

A useful storage cellar which houses the gas fired central heating boiler and electric meter.

FIRST FLOOR:

Landing

Bedroom

11'9" x 15'1" (3.58m x 4.60m)

With a uPVC double glazed window to the front elevation and ornate fireplace.

Bedroom

7'11" x 15'0" (2.41m x 4.57m)

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



Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle. There is a uPVC double glazed window to the front elevation and central heating radiator.

SECOND FLOOR:

Attic Bedroom

17'9" x 9'9" (5.41m x 2.97m)

Fitted with a timber framed, Velux style window and having eaves storage.



OUTSIDE:

There is a low maintenance, elevated yard area to the front with steps leading to the front door.

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 Chapel Hill (A616) and upon reaching the traffic lights at Lockwood take a left hand turning onto Bridge Street. Bear left hand onto Lockwood Scar and proceed up the hill, taking the third right hand turning onto Barcroft Road where the property is located on the left hand side.

TENURE:

Leasehold - Date : 22 January 1908

Term : 999 years from 29 September 1906

Rent : £20.7s.0d

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:

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.

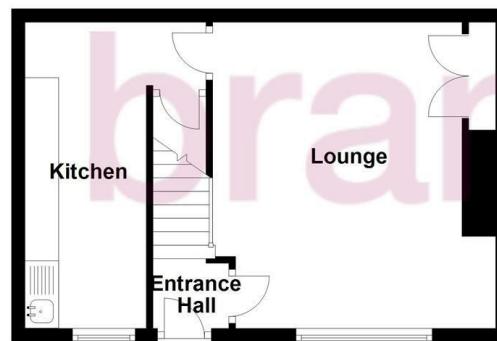
ONLINE CONVEYANCING SERVICES:

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.

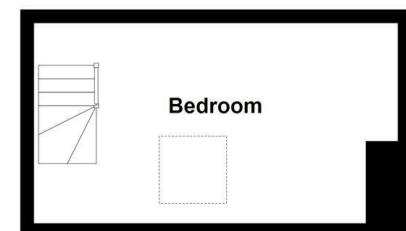
First Floor



Ground Floor



Second Floor



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
(81-91)	B		
(69-80)	C		
(55-68)	D		52
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

