148a Scar Lane, Milnsbridge, Huddersfield, HD3 4PT

£129,950

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This 2 double bedroom end terraced property is set back from Scar Lane away from the main flow of traffic and is offered for sale with no vendor chain.

Set within a plot that benefits from gardens to three sides, offering ample outdoor space for gardening enthusiasts or those who simply enjoy the fresh air and has accommodation comprising: entrance hall, lounge, kitchen, 2 bedrooms and shower room.

While the property requires refurbishment, this presents a unique opportunity for the new owner to personalise the space to their taste and style and its convenient location ensures easy access to local amenities and public transport.

GROUND FLOOR:

A uPVC entrance door gives access to:-

Entrance Vestibule

Fitted with a wall mounted heater and a staircase rising to the first floor. Please note, the wall mounted heater was installed to replace a central heating radiator, as a stairlift was fitted.

Lounge

13'3" x 11'7" (4.04m x 3.53m)

The lounge has a fireplace surround with gas fire, a central heating radiator and a single glazed leaded and stained glass windows.

Kitchen

14'10" x 7'4" (4.52m x 2.24m)

Fitted with a range of wall and base units with working surfaces over. There is a gas cooker point, space and plumbing for a washing machine, a stainless steel sink unit, a central heating radiator and a uPVC rear access door. There is also a recessed area under the staircase, ideal for housing a tall fridge freezer.

FIRST FLOOR:

Landing

With a wall mounted gas heater, central heating radiator and access to the loft (which is insulated but not boarded).

Bedroom 1

14'10" x 11'4" (4.52m x 3.45m)

This spacious double bedroom is situated to the front of the property and incorporates bulkhead storage. There is also a fitted cupboard within one alcove and two single glazed and leaded windows.

Bedroom 2

9'5 x 8'9 (2.87m x 2.67m)

This second double room has a single glazed leaded window to the rear.

Shower Room

Furnished with a three piece suite comprising low flush WC, pedestal wash hand basin and shower cubicle. There is also part tiling to the walls and a single glazed window.

OUTSIDE:

The property has a garden to the front and side lawn with hedging which continues to the rear. The rear is also partially paved and houses a garden shed.

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 Manchester Road (A62). Continue along Manchester Road towards Milnsbridge bearing right down Whiteley Street and follow the one way system to the traffic lights. Bear left into Scar Lane and continue up the road. Turn right onto Tintern Avenue where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

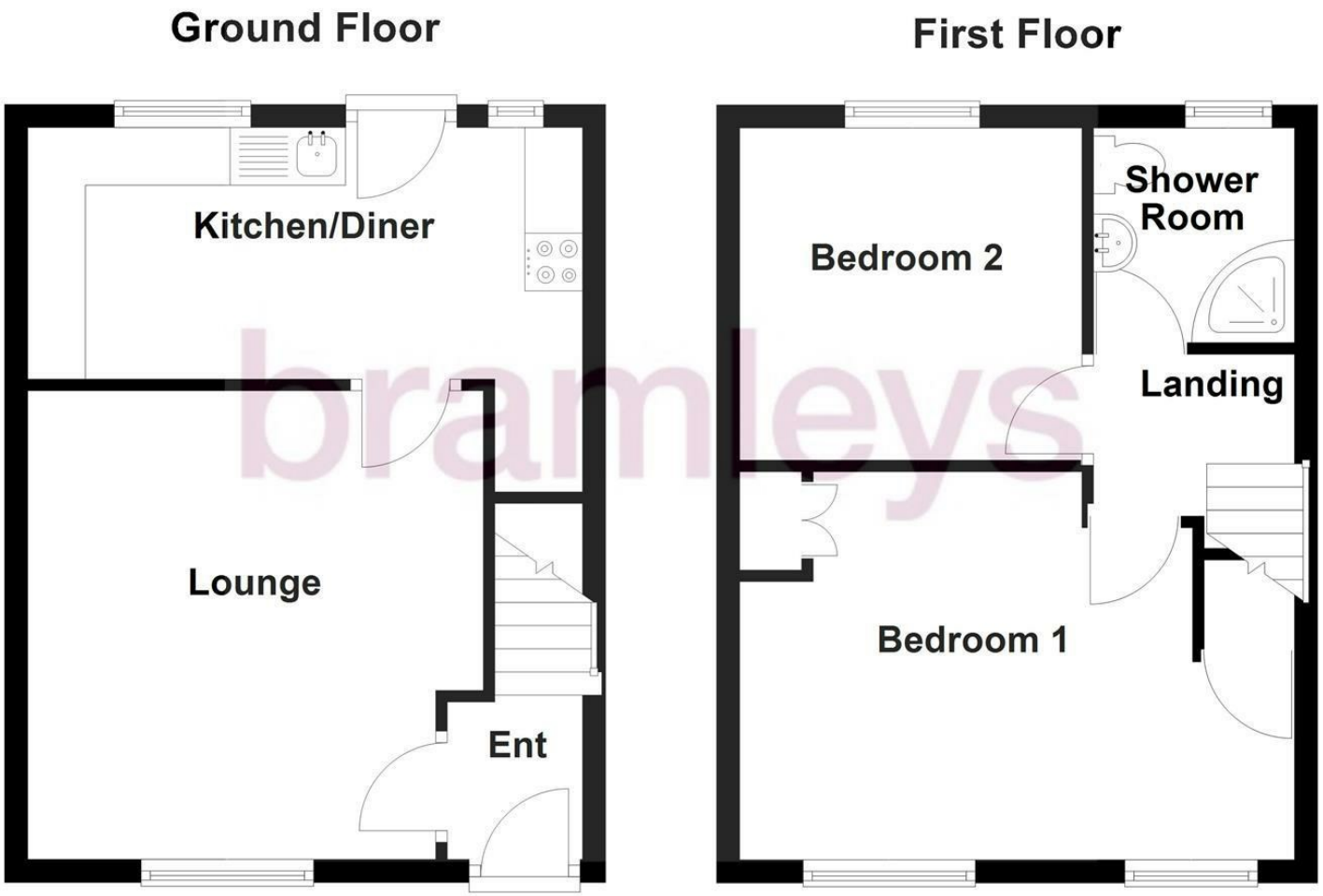
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

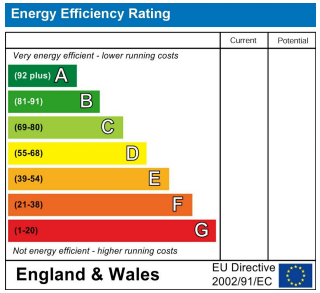
ONLINE CONVEYANCING SERVICES:

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.





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