



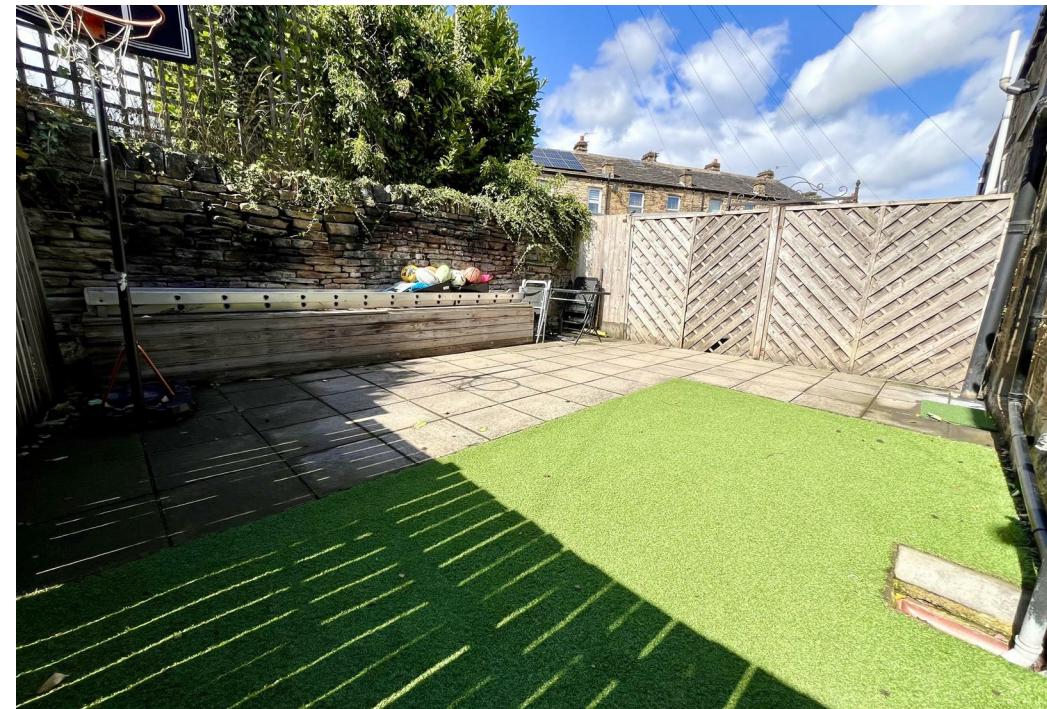
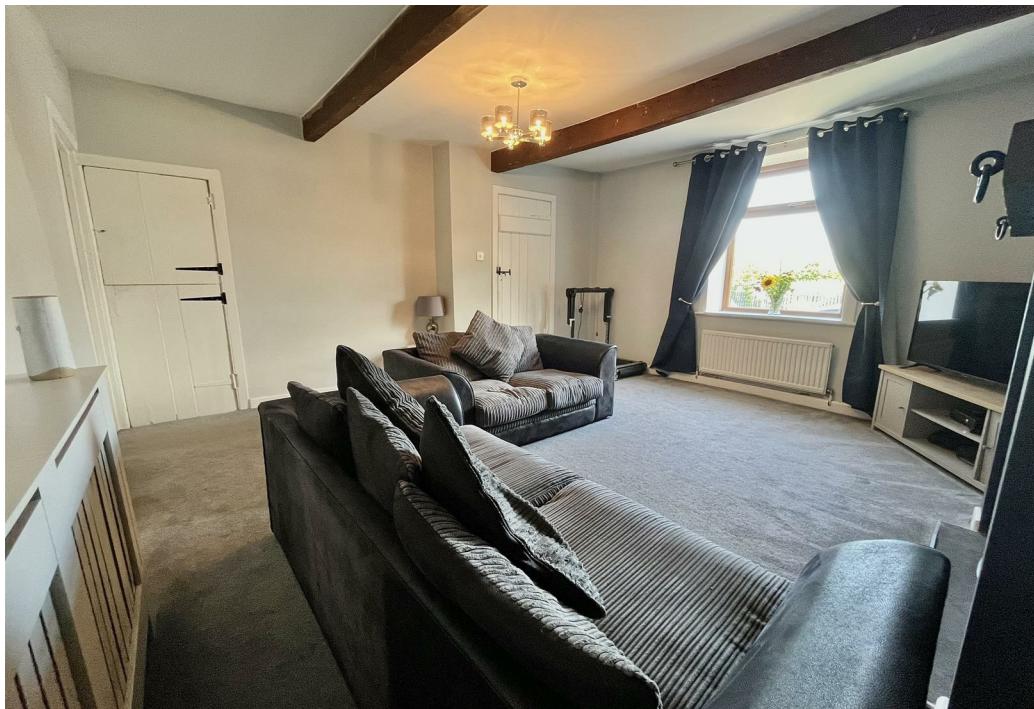
1251 Leeds Road, Huddersfield, HD2 1UY
Reduced To £150,000

bramleys



This deceptively spacious 3 bedroom mid-terrace property is beautifully presented and offers generous living space throughout, making it perfect for growing families or first-time buyers taking their first step onto the property ladder. Boasting both front and rear gardens, the home is ideally positioned in the popular area of Bradley, offering easy access to a range of local amenities, well-regarded schools, and excellent transport links to Huddersfield town centre, Mirfield, and the M62 motorway network. With well-proportioned rooms and a versatile layout, as seen on the floorplan, this home truly needs to be seen to be fully appreciated.

Energy Rating: D



GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

Where there is a central heating radiator and stairs leading to the first floor.

Lounge

14'10" x 15'0" (4.52m x 4.57m)

Fitted with 2 central heating radiators, a useful under stair storage cupboard and a uPVC double glazed window to the front elevation.



Kitchen

8'9" x 17'10" (2.67m x 5.44m)

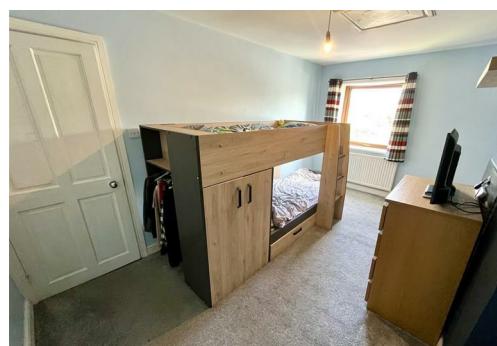
Fitted with a range of wall, drawer and base units with wooden working surfaces and a composite 1.5 bowl sink and drainer unit. Integral appliances include a 4 ring gas hob, electric oven and extractor hood over, plumbing for a washing machine or dishwasher, space for a fridge freezer and the central heating boiler. There are tiled splashbacks, a central heating radiator and twin uPVC double glazed windows to the rear elevation together with an external door leading out onto the rear garden.



FIRST FLOOR:

Landing

Providing access to 3 bedrooms and the bathroom.



Bathroom

Furnished with a 3 piece suite comprising low flush WC, wash hand basin with vanity unit under and panelled bath with showerhead attachments. There is also a heated towel rail and a uPVC double glazed obscure window to the rear elevation.

Bedroom

10'9" x 8'11" (3.28m x 2.72m)

Fitted with a central heating radiator, a uPVC double glazed window to the rear elevation and exposed beams.

Bedroom

15'0" x 9'10" (4.57m x 3.00m)

Fitted with a central heating radiator and a uPVC double glazed window to the front elevation. There is also access to the loft via a loft hatch.



Bedroom

7'5" x 11'10" (2.26m x 3.61m)

There is a central heating radiator, useful bulkhead storage cupboard and a uPVC double glazed window to the front elevation.

OUTSIDE:

To the rear, there is an enclosed low maintenance turfed garden with flagged patio area ideal for al fresco dining. To the front, there is a flagged pathway leading up to the front door together with a flagged patio area with part wall part shrub borders.

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 Leeds Road. Continue along Leeds Road for approximately 3 miles where the property can be found on the left hand side clearly identified by the Bramleys for sale board.

TENURE:

Freehold

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.



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		
(68-80) C		
(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

Huddersfield | Halifax | Elland | Mirfield

