



Applegate
Properties



- Split level semi detached
- Two Bedrooms
- Garage & Gardens
- Close to Motorway access

Vicarage Road, Huddersfield, HD3 4HJ

Offers in the region of: £130,000

A most intriguing split level two bedroom semi detached with gardens and garage in elevated position close to village amenities and nearby Motorway access



PROPERTY DESCRIPTION

Occupying a pleasant elevated position and being conveniently placed for local village amenities and schooling is this split level semi detached property. Affording well proportioned and flexible two bedroom accommodation, the property may well suit a variety of potential buyers including the first time buyer, young family or indeed down-sizer.

Being well presented internally, the accommodation comprises: side entrance to fitted kitchen, spacious L-shaped Living/Dining Room with patio doors to garden, steps to Upper Level which includes two double bedrooms and Bathroom furnished with a three piece white suite including over-bath shower.

Externally, the property is accessed by steps from Vicarage Road with private, gated access to a tiered side garden with further lawned and decked garden with fenced boundary. A shared access lane and steps from the property lead to an additional double garage (in poor state of repair and requiring renovation and further side plot (requiring clearance) again offering potential for parking/additional garden, all totalling Approx. 0.07 acres.

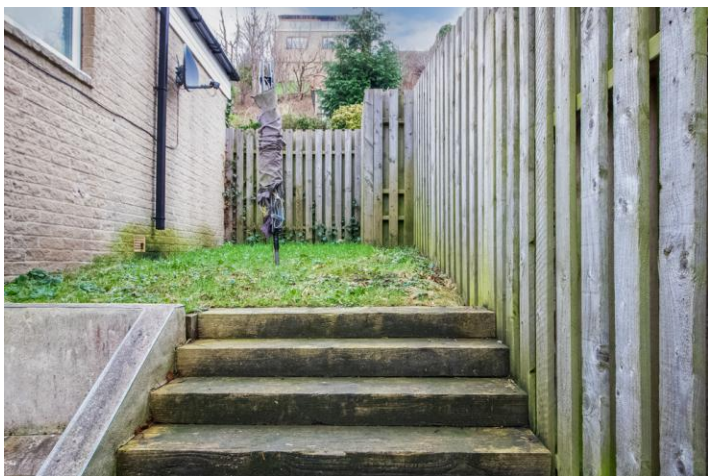
EPC: C

Council Tax: Band B

Tenure: Freehold

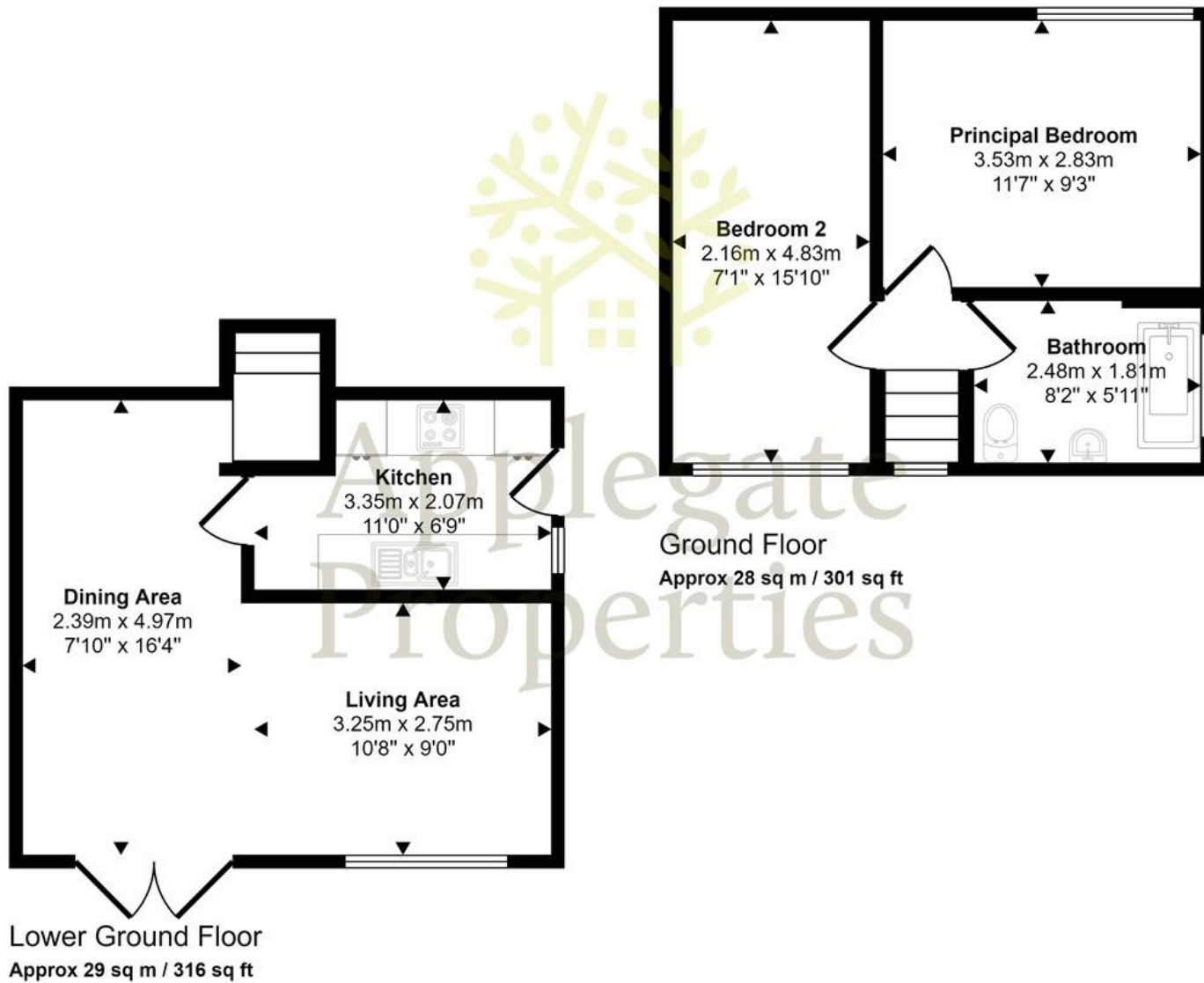
Agents Note: the property is currently tenanted on a Statutory Periodic Tenancy requiring 2 months notice which will be given upon a sale being agreed to a proceedable, qualified buyer, enabling vacant possession prior to completion.

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification





Approx Gross Internal Area
57 sq m / 617 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED