



22 Waverley Street, Slaithwaite
Huddersfield

Best and final offers over **£85,000**





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*****BEST AND FINAL OFFERS OVER £85,000 –
OFFERS TO BE IN BY NOON ON THE 24TH
SEPTEMBER*****

Available with vacant possession and no onward chain, is this mature inner through terraced house, requiring a general program of modernisation and updating. The property is ideally situated close to the village center and railway station as well as being accessible for the M62. There is a gas central heating system and accommodation briefly comprising to the ground floor, living room and kitchen. First floor landing with two bedrooms and bathroom whilst externally there is on street parking and small gardens to both front and rear.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Popular village location
- Close to shops and railway station
- Requiring modernisation and updating





Ground Floor

Living Room

15' 2" x 14' 0" (4.62m x 4.27m)

This has a timber panelled entrance door, timber and glazed window, ceiling light point, ceiling coving, central heating radiator and gas fire. To the rear of the living room a door gives access to the kitchen.

Kitchen

11' 0" x 9' 6" (3.35m x 2.90m)

With timber and glazed windows together with an adjacent pvcu and frosted double glazed door which leads to the rear garden. There is a central heating radiator, ceiling light point, wall mounted ideal gas fired central heating boiler and fitted with base and wall cupboards, drawers, overlying worktops with gas hob, extractor fan and oven, single drainer stainless steel sink, under counter space for fridge and washing machine, to one side a door gives access to a useful storage cupboard beneath the stairs. From the kitchen the door opens onto a staircase rising to the first floor.



First Floor Landing

Bedroom One

15' 2" x 8' 5" (4.62m x 2.57m)

This is situated to the front of the property and has a timber and glazed window enjoying far reaching views over the rooftops, there is a ceiling light point, central heating radiator and chimney breast.

Bedroom Two

11' 0" x 9' 5" (3.35m x 2.87m)

With timber and glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and storage cupboard.

Bathroom

11' 9" x 5' 0" (3.58m x 1.52m)

With linen cupboard, timber and frosted glazed window, central heating radiator and fitted with a suite comprising panelled bath, pedestal wash basin and low flush WC.



ADDITIONAL INFORMATION

CENTRAL HEATING

The property has a gas central heating system.

DIRECTIONS

Using satellite navigation enter the postcode HD7 5EH

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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