



6 Fartown Green Road, Huddersfield, HD2 1AA
£110,000

bramleys





This 1/2 bedroom end terrace enjoys an end position, with garden to the rear and a further section of garden with garage to the side which is leased from Kirklees Council. Conveniently located in the popular area of Fartown, having a wide range of access to local amenities, schools and commuter links to Huddersfield town centre and M62 motorway network.

The property does require a programme of modernisation and improvements works, however this has been reflected within the asking price. Offered for sale with no upper vendor chain and being of vacant possession, this property is best suited to an investor or first time buyer looking to get on the property ladder.

With accommodation briefly comprising:- entrance hall, living room, dining room, kitchen, first floor landing, bedroom, occasional room/bedroom 2 with access into the bathroom.

Energy Rating: E



GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

With a central heating radiator and staircase rising to the first floor.

Lounge

14'10" x 10'8" max (4.52m x 3.25m max)

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

Dining Room

13'1" x 12'5" (3.99m x 3.78m)

With a central heating radiator and uPVC double glazed window to the rear elevation. A door gives access to the cellar.

LOWER GROUND FLOOR:

Cellar area which provides additional storage space.

Kitchen

6'10" x 8'10" (2.08m x 2.69m)

With a range of wall, drawer and base units. There are laminate work surfaces, tiled splashbacks and a 1.5 bowl stainless steel sink with side drainer, uPVC double glazed window to the rear elevation and uPVC door which gives access to the garden.

FIRST FLOOR:

Landing

Bedroom 1

14'11" x 13'6" (4.55m x 4.11m)

With a useful walk-in storage cupboard which has a uPVC double glazed window to the side elevation. The bedroom is fitted with a wall mounted heater and twin uPVC double glazed windows to the front elevation.

Occasional Room/Bedroom

13'1" x 11'8" max (3.99m x 3.56m max)

As this room currently provides the only access to the bathroom, it could be utilised as an occasional room/office/reception room.

Bathroom

Furnished with a 3 piece suite, part tiled walls and a uPVC double glazed window.

OUTSIDE:

To the rear there is a garden area and the property also has a garage. (please see garden lease section below)

GARDEN LEASE:

Please note, the section of garden to the right of the property which has the garage on, is not owned by this property. It forms part of a garden lease from Kirklees Council which the current vendor informs us hasn't been invoiced for this year. Enquiries have been made with Kirklees, however the council have been unable to confirm how much the lease would be. However, the council have said they will look at setting up a lease with the new owner of the property. We would recommend any prospective purchaser speak with their solicitor prior to legally committing to purchase the property.

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 Bradford Road (A641) passing through the traffic lights at Hill House. At the second set of lights at Fartown Bar turn right onto Fartown Green Road where the property can be found in the block of terraces on the right hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX 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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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