



113 Luck Lane, Marsh, Huddersfield, HD1 4QZ
Offers Over £200,000

bramleys



NO UPPER CHAIN - IDEAL FOR THOSE WITH RESTRICTED MOBILITY

This 2 bedroom, semi-detached bungalow is situated in the popular residential area of Marsh. Having been modified for those with restricted physical mobility, the property is fitted with a pedestrian ramp to the front of the property, which leads down the side of the property to the rear where wheelchair access can be gained via conservatory. Currently providing uPVC double glazing, gas fired central heating, a CCTV security system and a driveway to the rear which provides off-road parking. The property also has a large versatile attic space (with potential to create further living space subject to local planning permission).

Situated in Marsh, the property is handily located for access to a wide variety of local amenities, as well as being within easy reach of Huddersfield town centre. An internal viewing is strongly recommended to appreciate the quality of accommodation, which briefly comprises:- entrance hall, lounge, kitchen, conservatory, 2 bedrooms, bathroom and attic room.

Energy Rating: D



GROUND FLOOR:

Enter the property via a composite entrance door into:-

Entrance Hall

Where there is a central heating radiator, a built-in cloaks cupboard and a loft access point with retractable ladder leading to the first floor attic room.

Lounge

14'9" x 12'6" (4.50m x 3.81m)

Situated to the front of the property and fitted with a uPVC double glazed bay window, a gas and coal effect living flame fire set onto a tiled hearth and backcloth with fire surround and mantle, ceiling coving and a set of double doors leading through to the kitchen.

Kitchen

10'1" x 10'0" (3.07m x 3.05m)

Situated to the rear of the property and comprising a range of modern, high gloss floor and wall units with laminated working surfaces. Integral appliances include an induction hob with overhead extractor fan and light, combination microwave/ convection oven, fridge, freezer, dishwasher and washing machine. There is also an inset stainless steel sink unit with mixer taps and side drainer, concealed lighting to wall units, a central heating radiator and an aluminium double glazed access door which leads to the conservatory.

Conservatory

12'0" x 9'4" (3.66m x 2.84m)

Peacefully situated to the rear of the property and enjoying far reaching views. The conservatory is fitted with uPVC double glazing, a set of French doors leading out to the rear garden, 2 wall light points and a central heating radiator.

Bedroom 1

11'1" x 11'4" (3.38m x 3.45m)

Situated to the front of the property and fitted with a uPVC double glazed window and a central heating radiator.

Bedroom 2

13'9" x 12'6" (4.19m x 3.81m)

Peacefully situated to the rear of the property and featuring a range of fitted furniture including wardrobes with sliding mirror doors, an additional set of double wardrobes with adjacent drawer units and shelving, matching twin bedside cabinets with corner display niches above and overhead bedhead store cupboard. There is also a central heating radiator and a uPVC double glazed window.





Bathroom

Furnished with a 3 piece white suite comprising Geberit AquaClean (wash/dry) toilet, vanity wash bowl with cupboards beneath and chrome mixer taps and panelled bath also with chrome mixer taps and overhead shower with rainwater head and additional hose. There is also a chrome ladder style radiator and uPVC double glazed window.

FIRST FLOOR:

Attic Room

16'6" x 14'3" (5.03m x 4.34m)

An aluminium retractable ladder provides access to the attic room which is fitted with 3 Velux windows, pedestal wash basin and an additional store cupboard. The attic room provides potential to convert into additional living accommodation (subject to any necessary planning permission).

OUTSIDE:

To the front of the property there is a ramp with hand rail which provides to the front garden, as well as access down the side of the property to the rear, ideal for those requiring disabled access or those with restricted mobility. To the rear, there is a driveway providing off-road parking, a paved pathway and steps with hand rail and tiered garden area.

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 Trinity Street (A640) and at the roundabout go straight ahead into Westbourne Road. At the Co-Operative supermarket take a left hand turning into Reed Street, then at the mini roundabout go straight ahead onto Luck Lane where the property can be identified by a Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

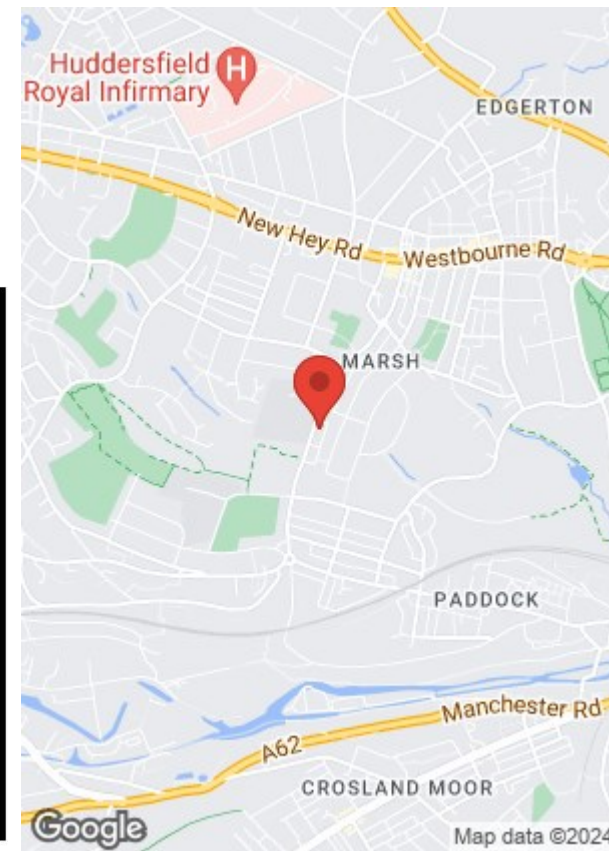
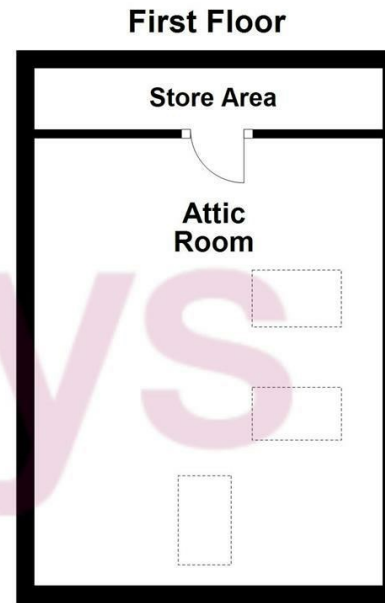
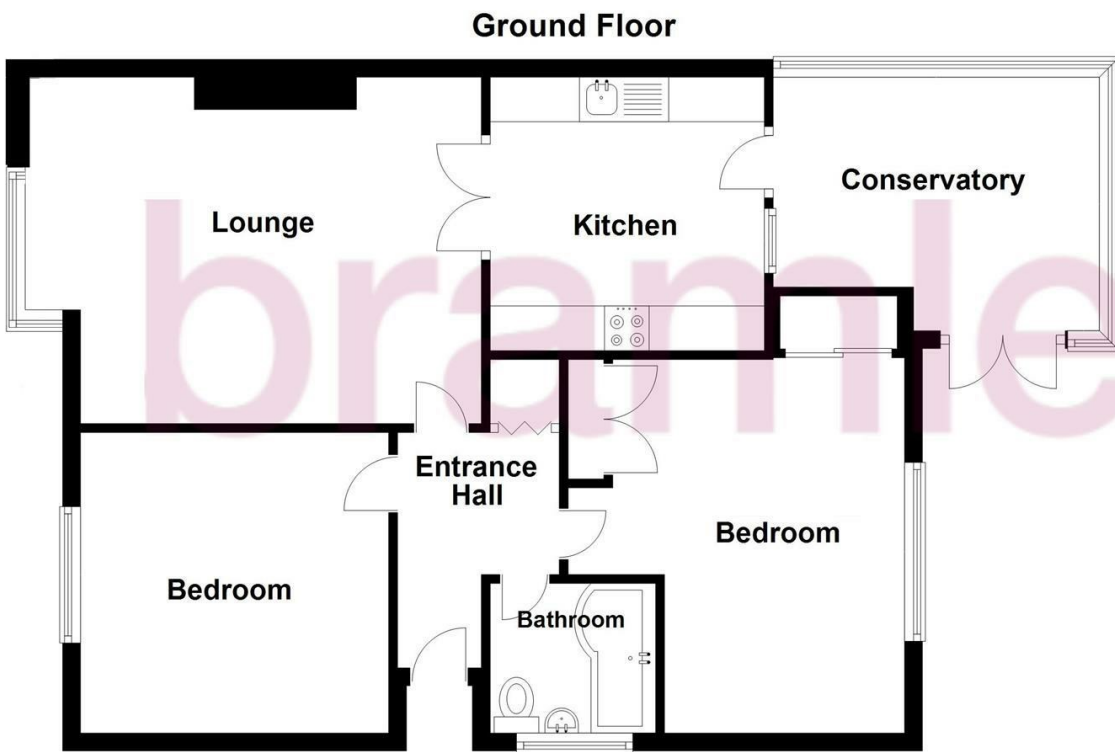
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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

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