



40 Dawson Road, Newsome, Huddersfield, HD4 6LX

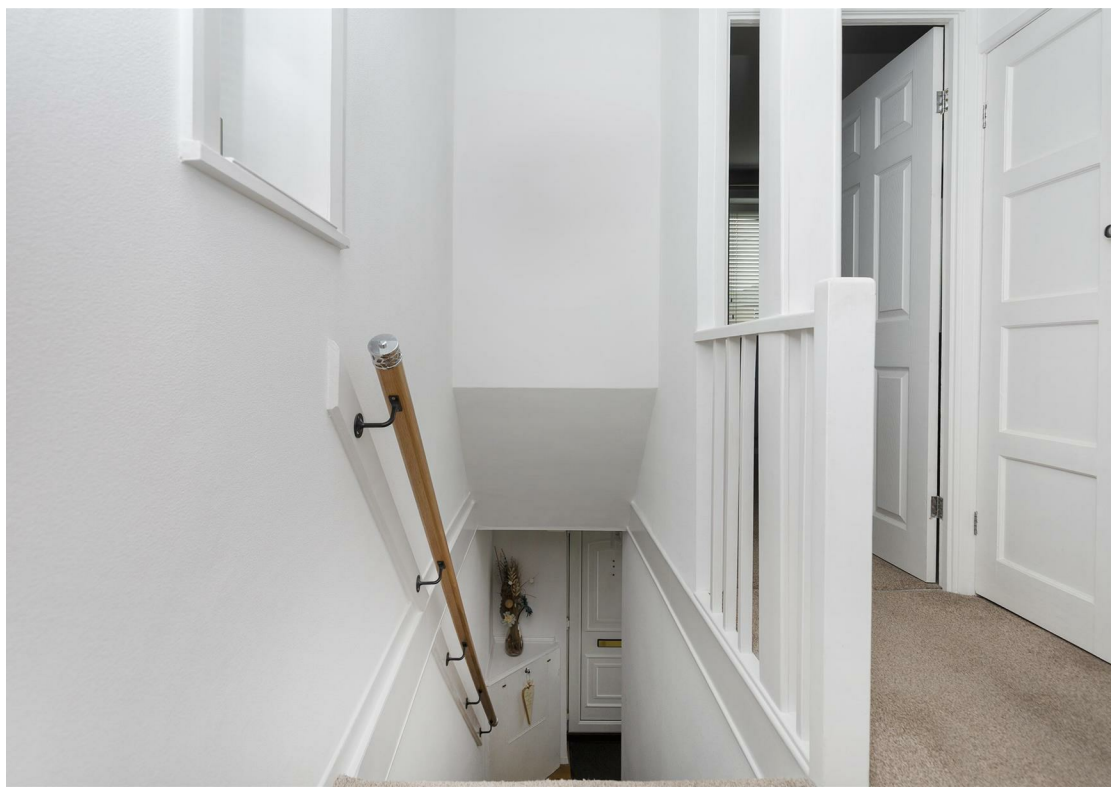
Offers Over £156,500

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This well maintained 2 double bedroom semi-detached property offers immaculate accommodation ready to move straight into, ideal for a first time buyer/young family. Boasting a good sized living room with oak flooring, modern dining kitchen with integrated appliances and a three piece shower room. Externally the property provides off road parking to the front for 2 vehicles, workshop/store with internal power and lighting and good size garden with lawn and patio to the rear. Situated on the outskirts of Newsome village which offers an array of local amenities and being approximately 1 mile from Huddersfield town centre. Don't miss out on the opportunity to make this lovely house your new home!

Energy Rating: D





GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Vestibule

With a staircase rising to the first floor and oak flooring.

Lounge

13'6" x 11'2" (4.11m x 3.40m)

The oak flooring continues into the lounge which also has an electric pebble effect fire, a central heating radiator and a uPVC double glazed window to the front elevation.

Dining Kitchen

16'11" x 9'7" (5.16m x 2.92m)

Fitted with a modern range of wall and base units with tiled splash back, integrated appliances include fridge, freezer, electric hob and oven. There is a sink unit with side drainer, plumbing for a washing machine and a cupboard housing the central heating boiler.

The kitchen has 2 uPVC double glazed windows, a central heating radiator and a useful under stair store cupboard. There is also an external door to the side.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the side elevation, a built in cupboard and access to the loft via a hatch.

Bedroom 1

16'10" max x 9'1" (5.13m max x 2.77m)

This lovely spacious double room has a large uPVC double glazed window and a central heating radiator. The wardrobes although not fitted will be included within the sale.



Bedroom 2

10'7" x 9'8" (3.23m x 2.95m)

Another good double room situated to the rear and enjoying distant views from the uPVC double glazed window. This room also has a central heating radiator.

Shower Room

Having a corner shower cubicle, low flush WC, pedestal wash hand basin, tiled walls, laminate flooring, chrome ladder style towel radiator and a uPVC double glazed window.

OUTSIDE:

To the front is a double width driveway which provides off road parking for 2 vehicles. To the side is a useful workshop which measures 10'1 x 6'6 with internal power and lighting. The rear garden is lawned with flagged patio and path.

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 Chapel Hill (A616) taking a left hand turning onto Colne Road. Follow the one way system and at the traffic lights continue straight ahead onto Newsome Road. Continue up Newsome Road and after passing the pedestrian crossing, Dawson

Road can be found as a turning to the right hand side. The property can be found located towards the end of the cul-de-sac on the right hand side.

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:

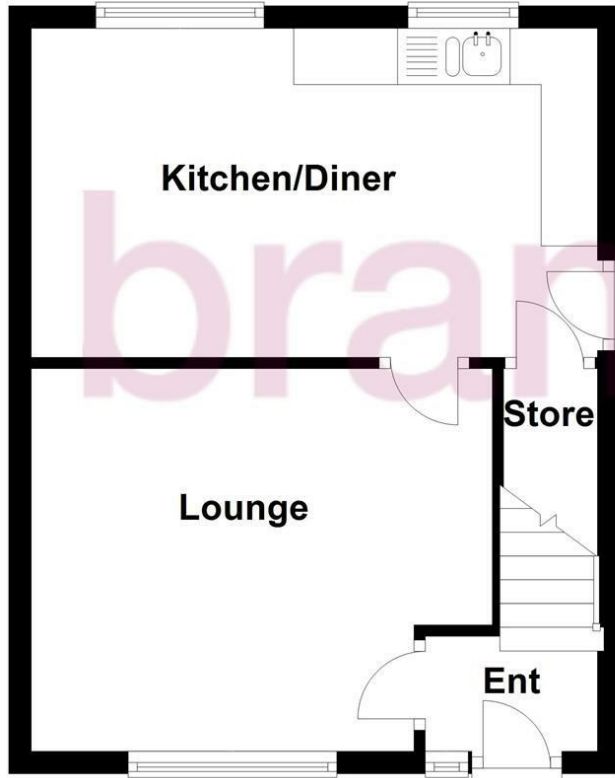
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



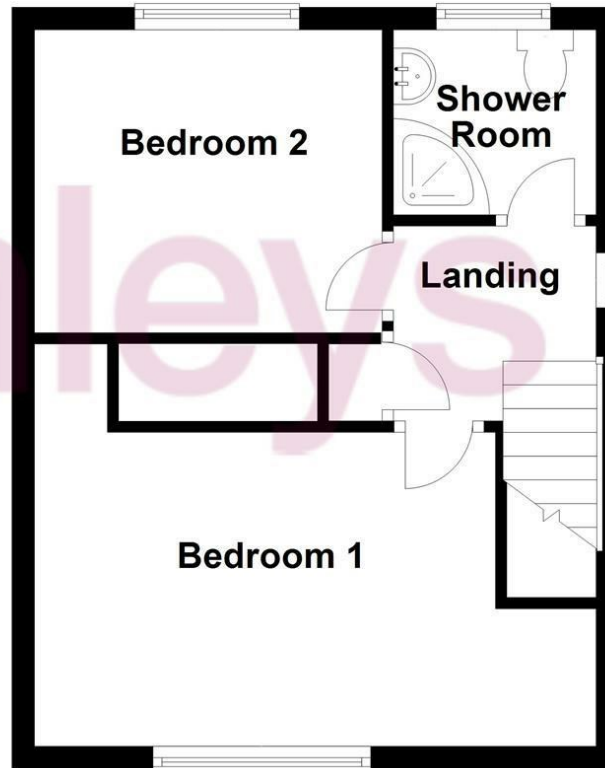




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	68	
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

Huddersfield | Halifax | Elland | Mirfield

