



189 Southfield Road, Almondbury, Huddersfield, HD5 8RJ

£290,000

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NO UPPER CHAIN

Located on Southfield Road, in the sought after residential area of Almondbury, is this brick built detached property which offers approximately 1,200 sq ft of living space. With gas fired central heating, uPVC double glazing and accommodation comprising:- entrance hall, 2 good sized reception rooms, cloakroom/WC and modern fitted kitchen to the ground floor, together with 3 good sized bedrooms and modern fitted bathroom to the first floor. The property provides ample room to grow and would make an ideal purchase for those with a young and growing family.

Externally there is a driveway which provides off road parking, a detached single garage and gardens to both the front and rear.

Conveniently placed for access to local amenities within Almondbury village, as well as nearby Waterloo and Huddersfield town centre, which is approximately 3 miles away.

An early internal viewing is highly recommended to appreciate the potential this detached family home has to offer.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC entrance door with double glazed side panels.

Entrance Hall

With a central heating radiator.

Cloakroom/WC

Furnished with a 2 piece white suite comprising of a low flush WC, pedestal wash basin and uPVC double glazed window. There is wood effect laminate flooring and a central heating radiator.

Lounge

15'5" x 14'9" max (4.70m x 4.50m max)

Situated to the front of the property, with large uPVC double glazed, square bay window. This well proportioned reception

room also has an electric log effect fire and central heating radiator. A set of timber and glazed double doors leads through to the dining room.

Dining Room

11'5" x 7'10" (3.48m x 2.39m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed French door leading into the rear gardens.

Kitchen

9'6" x 13'1" max (2.90m x 3.99m max)

Fitted with a range of matching, modern wall and base units with laminated work surfaces and part tiled walls. There is a 4 ring ceramic hob, in-built oven, overhead extractor fan, plumbing for a washing machine, inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer, sunken low

voltage lighting, uPVC double glazed window, central heating radiator, breakfast bar and built-in pantry cupboard. A composite external door gives access to the side of the property.

FIRST FLOOR:

Landing

With a central heating radiator and built-in linen cupboard.

Bedroom 1

15'10" max x 9'9" (4.83m max x 2.97m)

Peacefully situated to the rear of the property, having a uPVC double glazed window and central heating radiator.

Bedroom 2

11'0" x 10'11" (3.35m x 3.33m)

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



Bedroom 3

7'10" x 7'1" (2.39m x 2.16m)

With a central heating radiator, uPVC double glazed window and bulk-head store cupboard.

Bathroom

Being part tiled to the walls, having a 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower and shower screen. There is a uPVC double glazed window and graphite central heating radiator/towel rail.

OUTSIDE:

To the front of the property there is a low maintenance garden, with tarmac side driveway which leads to the detached single garage with up and over door. The rear garden is of a generous size and has a flagged patio, flowerbeds, lawns and is fully enclosed by timber fencing.

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 on Wakefield Road (A629), follow this road to the traffic lights at Waterloo and bear right onto Penistone Road (A629). After passing Morrisons supermarket on your left hand side, take a

right hand turning shortly before the petrol station onto Southfield Road where the property can be found on the right hand side.

TENURE:

Leasehold - Term: 999 years from 29 September 1962

Rent : £8

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

D

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.

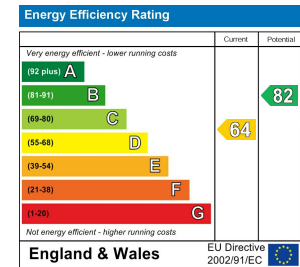
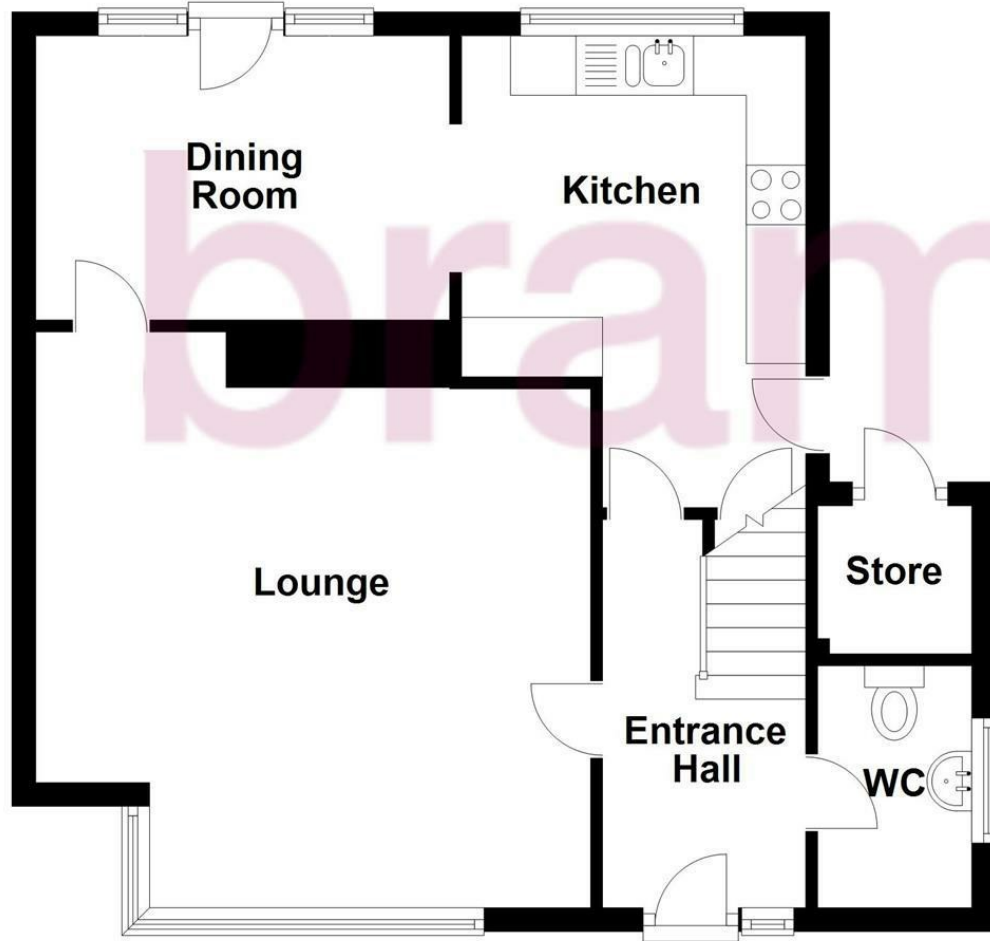




First Floor



Ground Floor



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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