



6 Warrenside, Deighton, Huddersfield, HD2 1LP
£170,000

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This 3 bedroom semi detached family home is offered for sale with NO VENDOR CHAIN. Providing uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, dining room and fitted kitchen with integrated appliances, first floor landing, 3 bedrooms (2 doubles 1 single) and 3 piece shower room. Ideal for a first time buyer or young family alike, externally the property provides electrically operated gates, driveway which provides off road parking and gardens to both front and rear. Handily located for amenities, schools and access to the M62 motorway network making commuting possible, the property is well worthy of an early internal inspection to appreciate the accommodation on offer.

Energy Rating: C



GROUND FLOOR:

Entrance Hall

Having a uPVC/glazed entrance door, staircase rising to the first floor level and a central heating radiator.

Lounge

15'10 x 12'4 (4.83m x 3.76m)

The lounge has a fireplace surround with electric fire, a central heating radiator and a uPVC double glazed window.

Dining Room

10'5 x 7'4 (3.18m x 2.24m)

Having open access to the lounge and door to the kitchen. The dining room has a central heating radiator and a uPVC double glazed window.

Kitchen

11'10 x 7'6 (3.61m x 2.29m)

The kitchen has a range of wall and base units with working surfaces over and tiled splash back, integrated appliances include fridge, freezer, gas hob and oven. There is space and plumbing for a washing machine, a stainless steel sink unit and drainer, built in under stair store and tiled flooring. A uPVC double glazed window looks out over the garden to the rear and there is a side uPVC external door. The kitchen houses the Glow Worm central heating boiler.



FIRST FLOOR:

Landing

Bedroom 1

11'9 x 10'10 (3.58m x 3.30m)

This double room has fitted wardrobes and dresser, a central heating radiator and a uPVC double glazed window.

Bedroom 2

10'8 x 9'9 (3.25m x 2.97m)

Another good double bedroom with fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 3

7'4 x 7'4 not including bulkhead (2.24m x 2.24m not including bulkhead)

This comfortable single bedroom has a central heating radiator and a uPVC double glazed window.

Shower Room

Having a walk in shower, wc, pedestal wash hand basin, part tiled walls, ladder style radiator and a uPVC double glazed window.



OUTSIDE:

To the front is an electric gated driveway which provides additional security. The driveway provides off road parking and leads to a detached garage (17'10 x 8'9) which has an electric door, internal power and lighting. The front garden is lawned with planted borders. The rear garden is also gated and has a further lawn, greenhouse, raised vegetable beds and fruit trees.

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 Leeds Road (A62). Continue along the main road for approximately 1½ miles and after passing the Leeds Road playing fields on the left hand side turn left at the traffic lights into Whitacre Street. Continue on this road bearing left which automatically joins Deighton Road. Turn right into Keldregate and proceed up the road, turn right into Warrenside where the property can be found.

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.

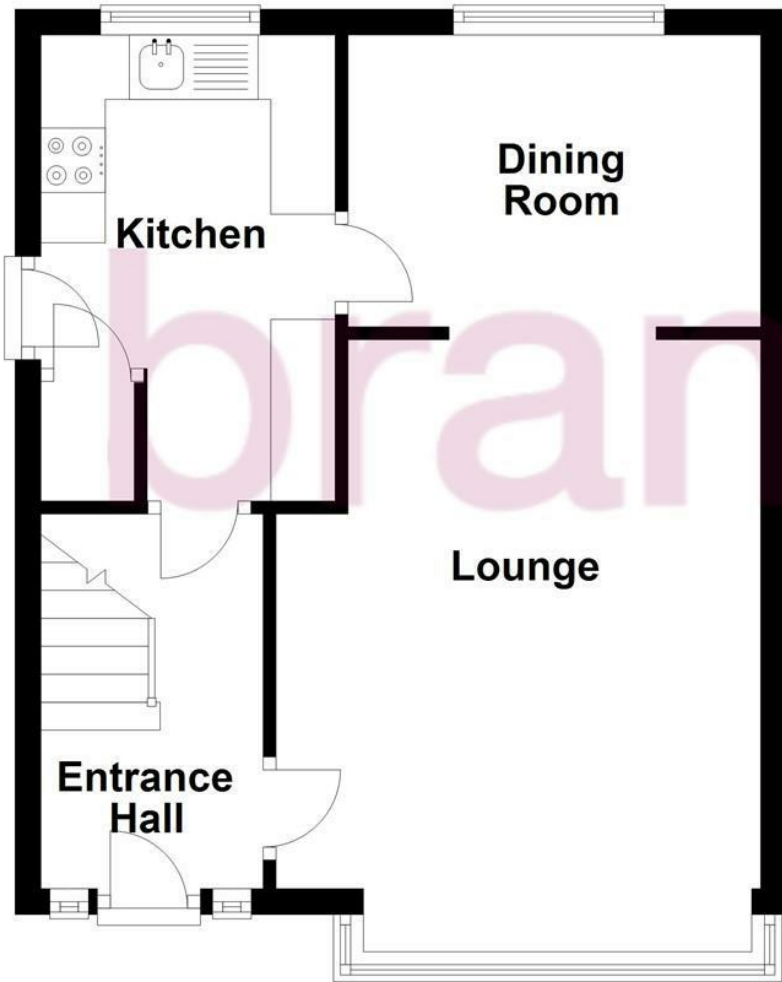
ONLINE CONVEYANCING SERVICES:

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.

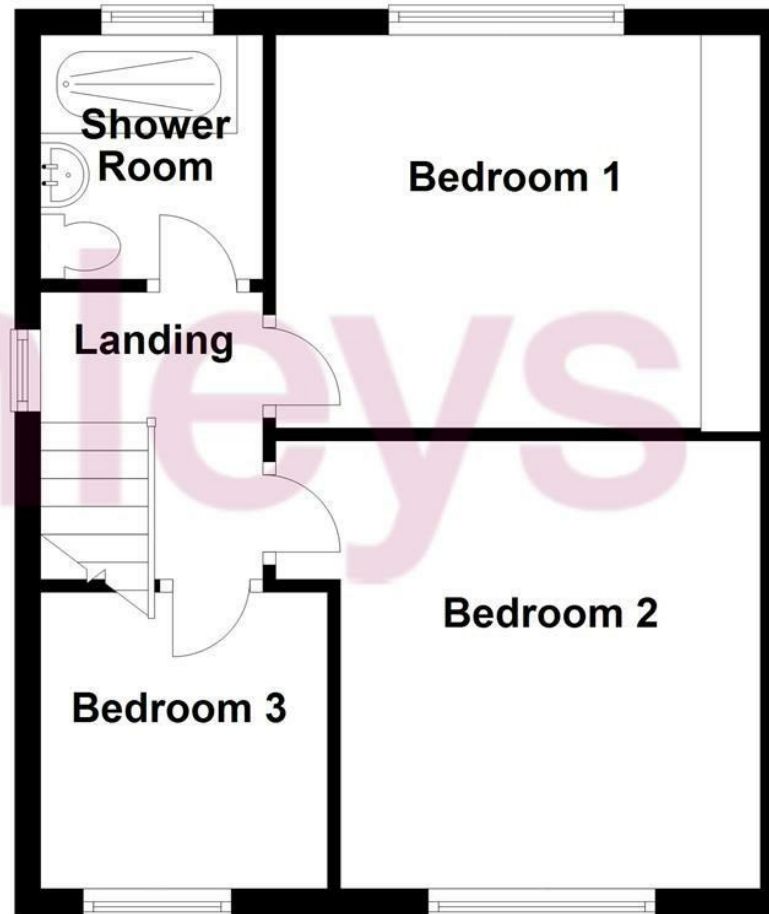




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(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