



29 West View, Paddock, Huddersfield, HD1 4TX

£85,000

bramleys



This 2 bedroom, stone built front terraced property is situated in this popular residential area, approximately 1.5 miles from Huddersfield town centre. The property has gas fired central heating and uPVC double glazing, together with garden to the front.

Making an ideal purchase for the first time buyer or investor buyer alike, the property is offered for sale with no upper chain and vacant possession upon legal completion.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

Living Kitchen

12'2" x 14'6" max (3.71m x 4.42m max)

Fitted with a range of matching wall and base units with laminated work surfaces, inset stainless steel sink unit with mixer taps and side drainer, electric hob with built-in oven, overhead extractor, plumbing for a washing machine, part tiled walls, central heating radiator and uPVC double glazed window.

FIRST FLOOR:

Landing

Bedroom 1

10'4" x 8'6" (3.15m x 2.59m)

With built-in cupboards, a central heating radiator and uPVC double glazed window.

Bedroom 2

10'4" max x 6'0" (3.15m max x 1.83m)

With a central heating radiator and uPVC double glazed window.

Bathroom

Being part tiled to the walls, having a 3 piece white suite comprising low flush WC, pedestal wash basin and panelled bath with overhead shower and shower screen. There is also a chrome ladder style radiator.

OUTSIDE:

There is a lawned garden to the front with flowerbed borders.

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 to the roundabout at Marsh. Take the left hand turning into Gledholt Road and follow this road to the mini roundabout. Continue straight ahead into Gledholt Bank. Follow this road to it's conclusion turning left at the 'T' junction and follow the road down. West View can be found as a turning on the right and the subject property will be found on the left, identified by a Bramleys for sale board.

TENURE:

Leasehold - 999 years from 25 March 1897 / Rent : £3.7s.0d

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:

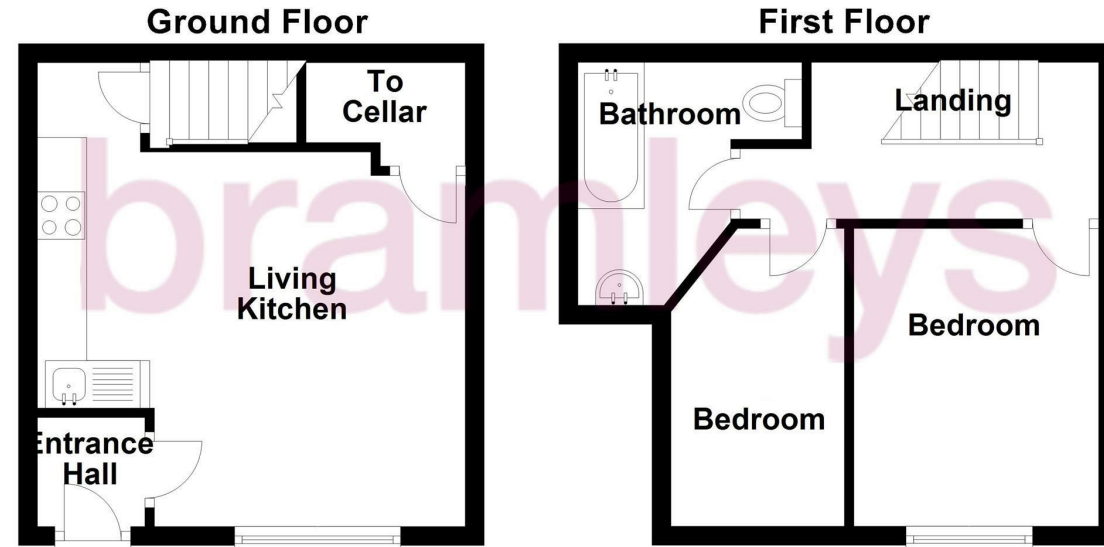
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MORTGAGES:

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.

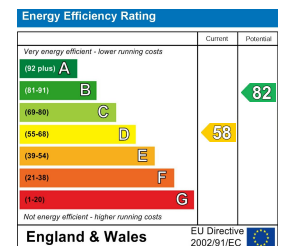


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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