



15 Jessop Avenue, Almondbury, Huddersfield, HD5 8UW
£265,000

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NO UPPER CHAIN

This 3 bedroom semi-detached family home enjoys a larger than average corner plot and offers potential to be extended to the side/rear subject to all necessary consents. Situated in this sought after location, handily placed within walking distance to the centre of Almondbury which has an array of shops, restaurants, pharmacy and doctor's surgery. The property has been well maintained throughout and has undergone improvements such as replacement of the kitchen and bathroom fittings, re-plastering and re-wiring. Forming an ideal purchase for the first time buyer or young family alike, with uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, cloakroom/WC, lounge, dining area and kitchen, first floor landing, 3 bedrooms and bathroom. Externally there are lawned gardens to three sides, driveway providing off road parking and a detached garage.

Energy Rating: C



GROUND FLOOR:

A uPVC entrance door gives access to the entrance hall.

Entrance Hall

With a staircase rising to the first floor level, a central heating radiator and access into:-

Cloakroom/WC

Furnished with a 2 piece suite comprising a low flush WC and pedestal wash hand basin. There is also a central heating radiator and uPVC double glazed window.

Lounge

17'0 x 11'3 (5.18m x 3.43m)

The lounge has a feature fireplace surround with coal effect gas fire (gas has been capped off). There is also a central heating radiator and uPVC sliding patio doors to the rear

which open out onto the rear garden. The lounge is open plan to the dining area.

Dining Area

8'5 x 7'10 (2.57m x 2.39m)

Being open plan to the lounge and having a central heating radiator and uPVC double glazed window.

Kitchen

11'10 x 8'6 (3.61m x 2.59m)

Fitted with a range of base units with working surfaces over, built-in understair store and a pantry which has space to house a tall fridge freezer. There is also a stainless steel sink unit, integrated electric hob with extractor hood over, integrated oven, space and plumbing for a washing machine and wall mounted central heating boiler. The kitchen has a uPVC double glazed window and external door to the side elevation.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window and access to the loft.

Bedroom 1

12'2 x 10'7 max into robes (3.71m x 3.23m max into robes)

With built-in 4 door wardrobes with storage units above, a central heating radiator and uPVC double glazed window.

Bedroom 2

11'1 x 10'7 max (3.38m x 3.23m max)

With fitted wardrobes, a central heating radiator and uPVC double glazed window.



Bedroom 3

9'2 x 8'3 (2.79m x 2.51m)

This good sized third bedroom has recessed shelving and drawers, a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising bath with mixer tap shower attachment and screen, pedestal wash hand basin and a low flush WC. The bathroom is also fitted with panelling to the walls, a central heating radiator, uPVC double glazed window and a recessed cupboard with shelving.

OUTSIDE:

The property enjoys a larger than average corner plot with lawned gardens to three sides. There are planted borders on the perimeter and a flagged patio to the rear provides an area to sit in the summer months. There is a driveway which provides off road parking and in turn leads to the single detached garage to the rear which has an up and over door. The property also has an external power socket and lighting.

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 the A629 Wakefield

Road. Pass through the traffic lights at Aspley, staying in the right hand lane and take a right hand turning into Somerset Road which then becomes Northgate. Follow the road round onto Fenay Lane and take the second left onto Jessop Avenue where the property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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.







Floor 0



Floor 1

Approximate total area⁽¹⁾
876.7 ft²
81.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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 in situ 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

